



PROJECT TEAM

OWNER: **COSTCO CORPORATION**
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CIVIL ENGINEER: **DOWL**
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ZONING, USES, STANDARDS

ZONING: URBAN CORE, DEVELOPMENT AGREEMENT

PERMITTED USE: OFFICE

FAR OF PROPOSED DEVELOPMENT: .86

CONSTRUCTION TYPE: IBC 2015 ADOPTED BY CITY OF ISSAQUAH
BUILDING 4: I-B
BUILDING 5: I-A

GROSS BUILDING FLOOR AREAS
BUILDING 4: 575,000sf
BUILDING 5: 770,000sf 30,000 CONDITIONED SPACE/ 740,000 PARKING STRUCTURE

PROPOSED PARKING
BUILDING 4: 183 STALLS
BUILDING 5: 1,782 STALLS

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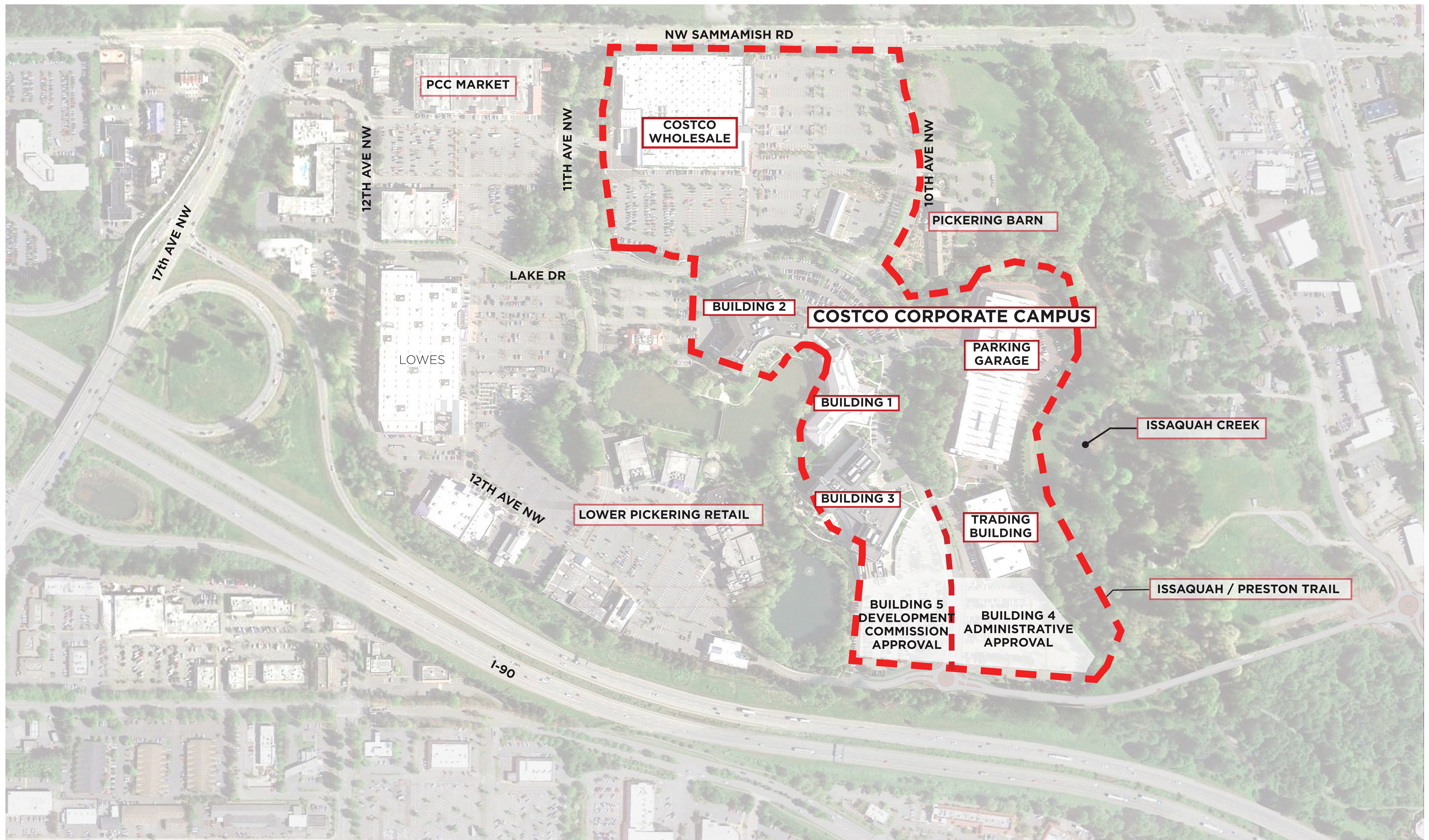
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ARCHITECTURE

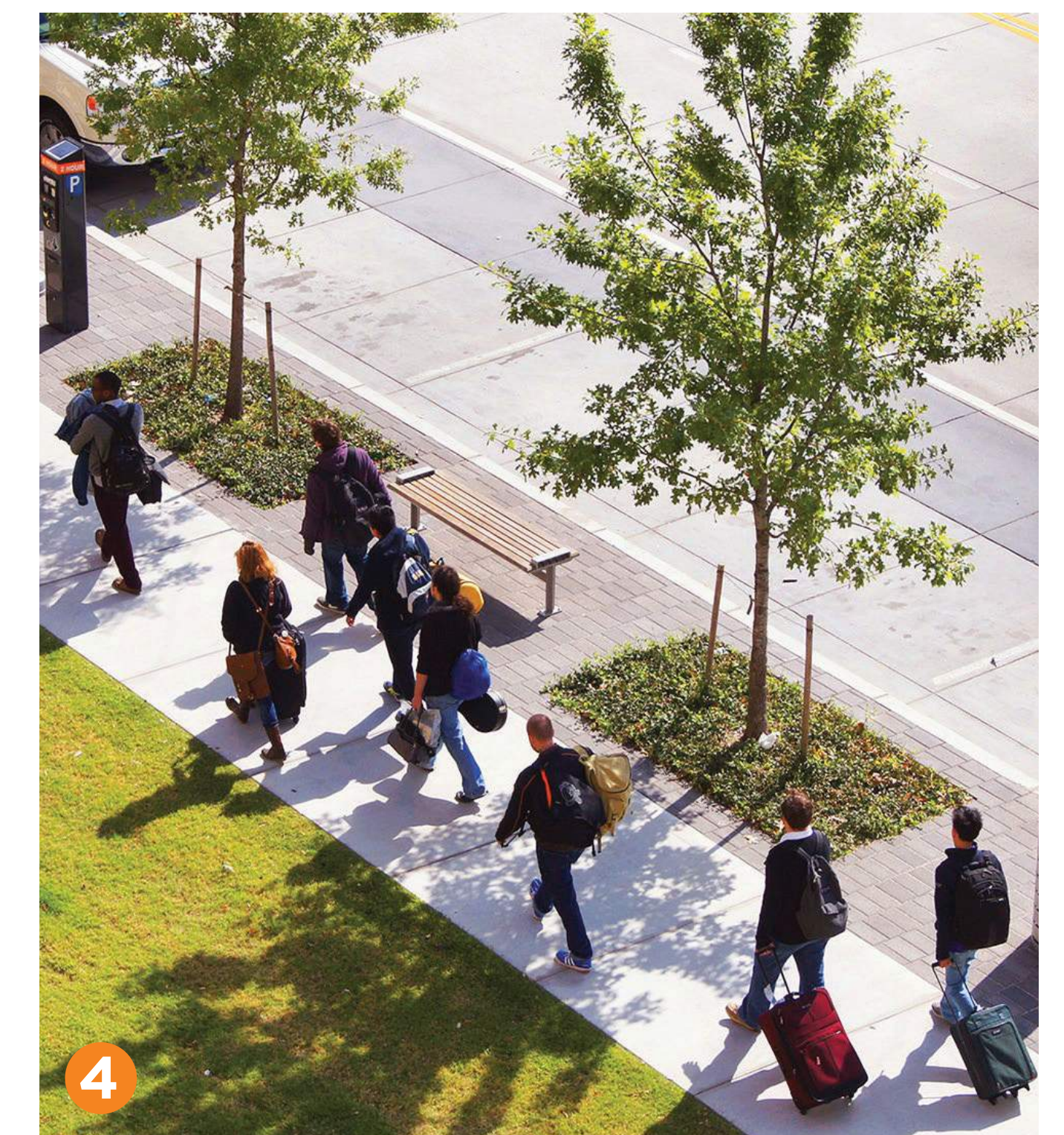
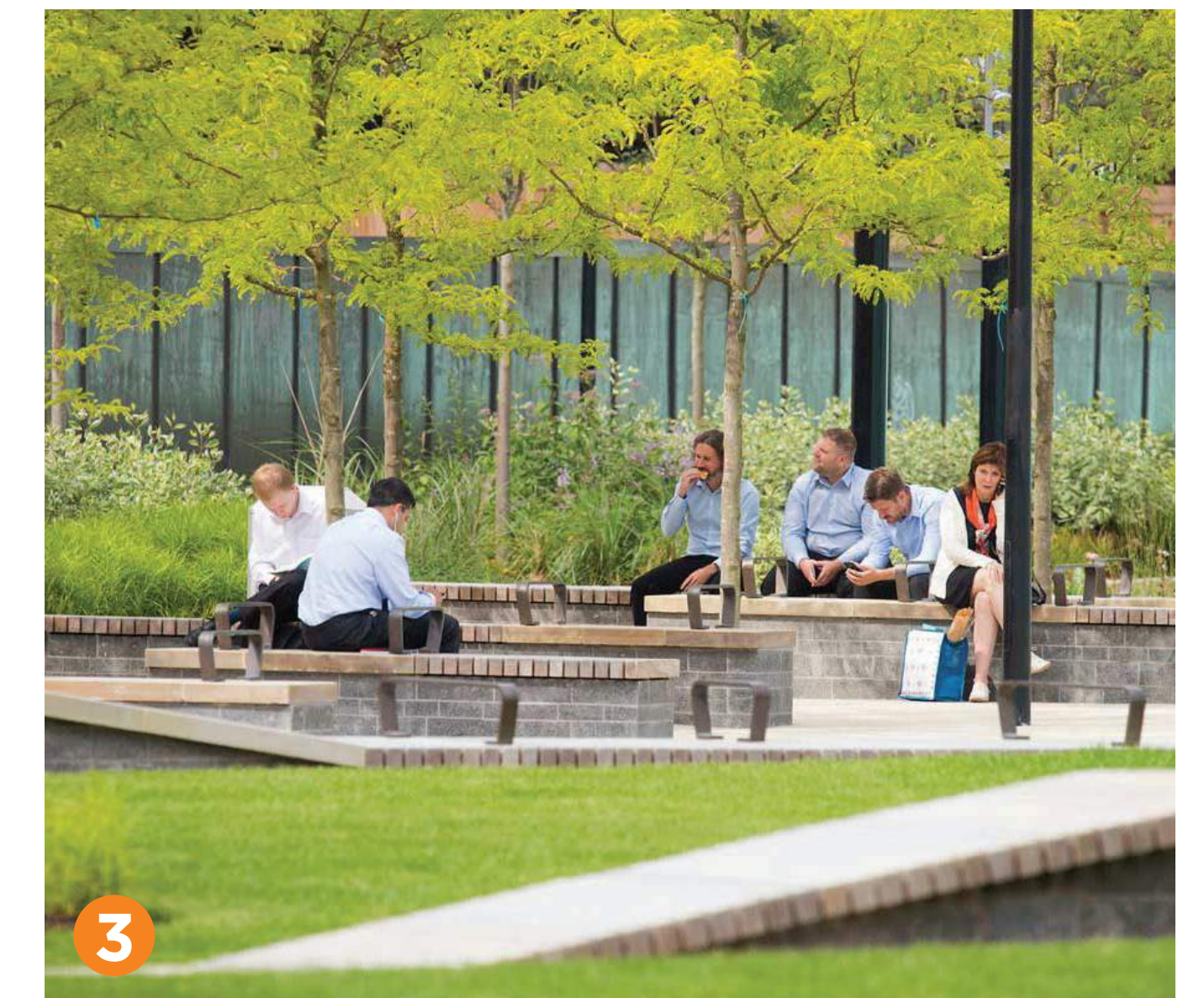
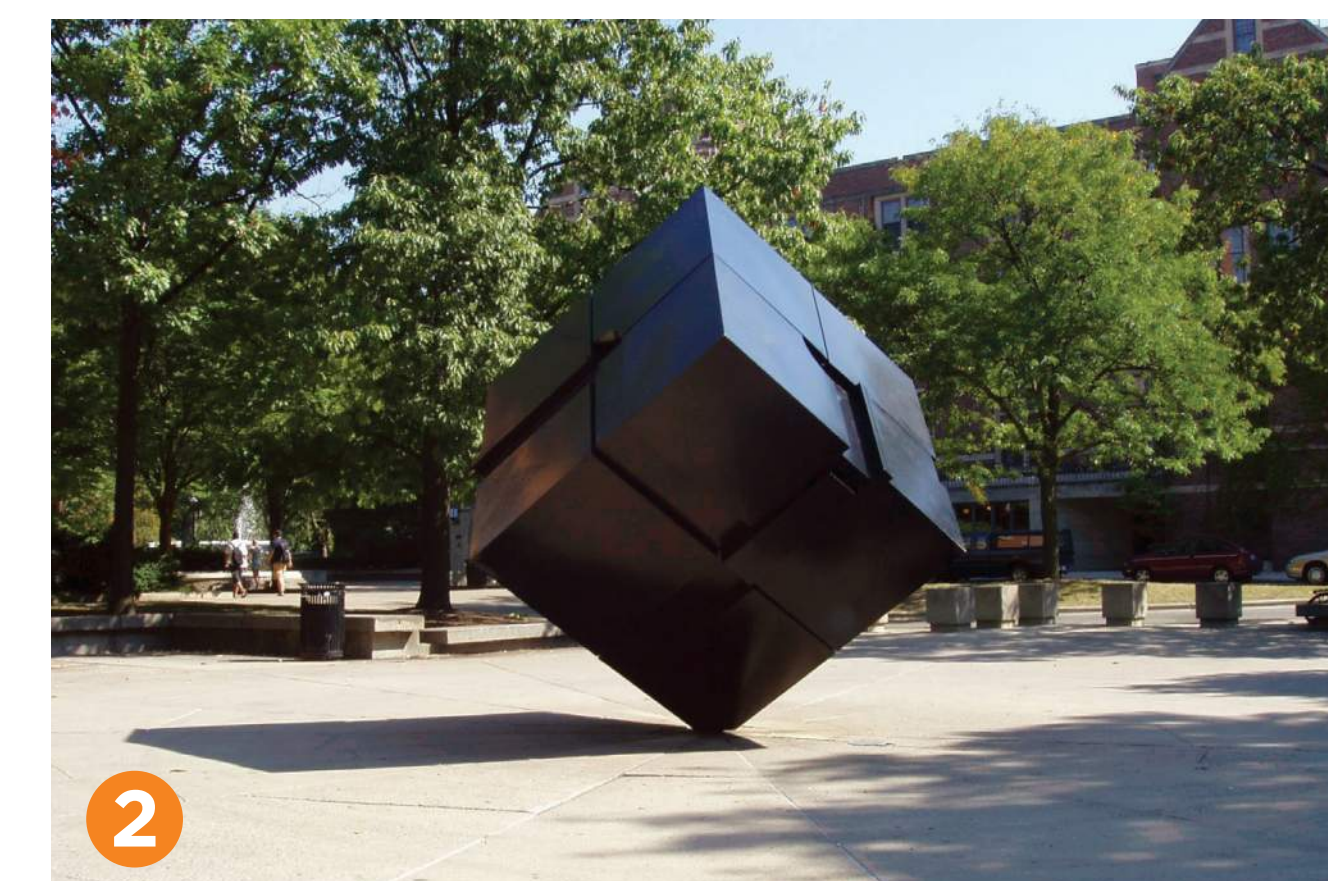
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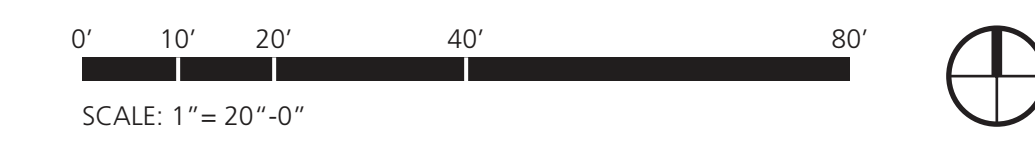
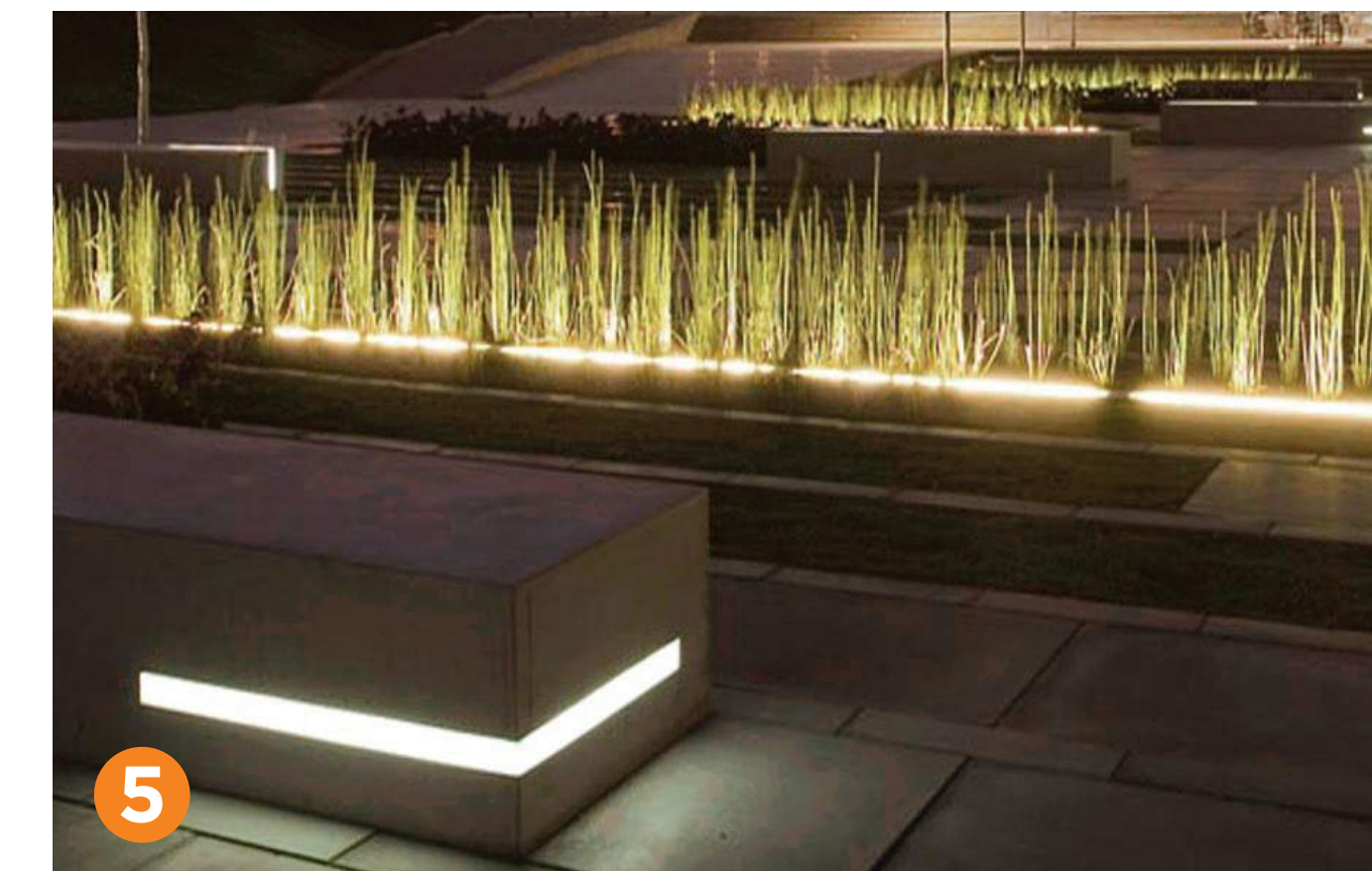
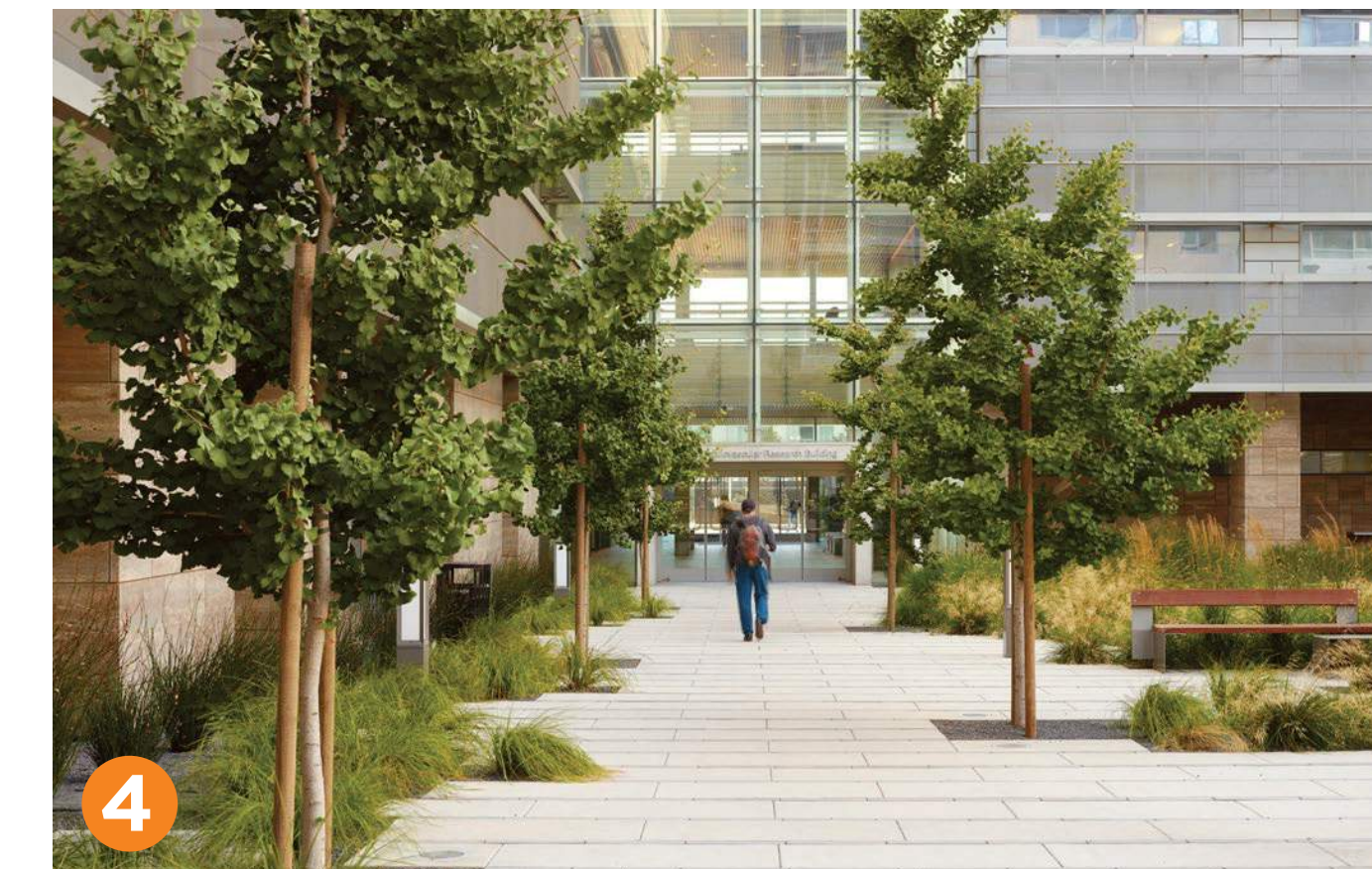
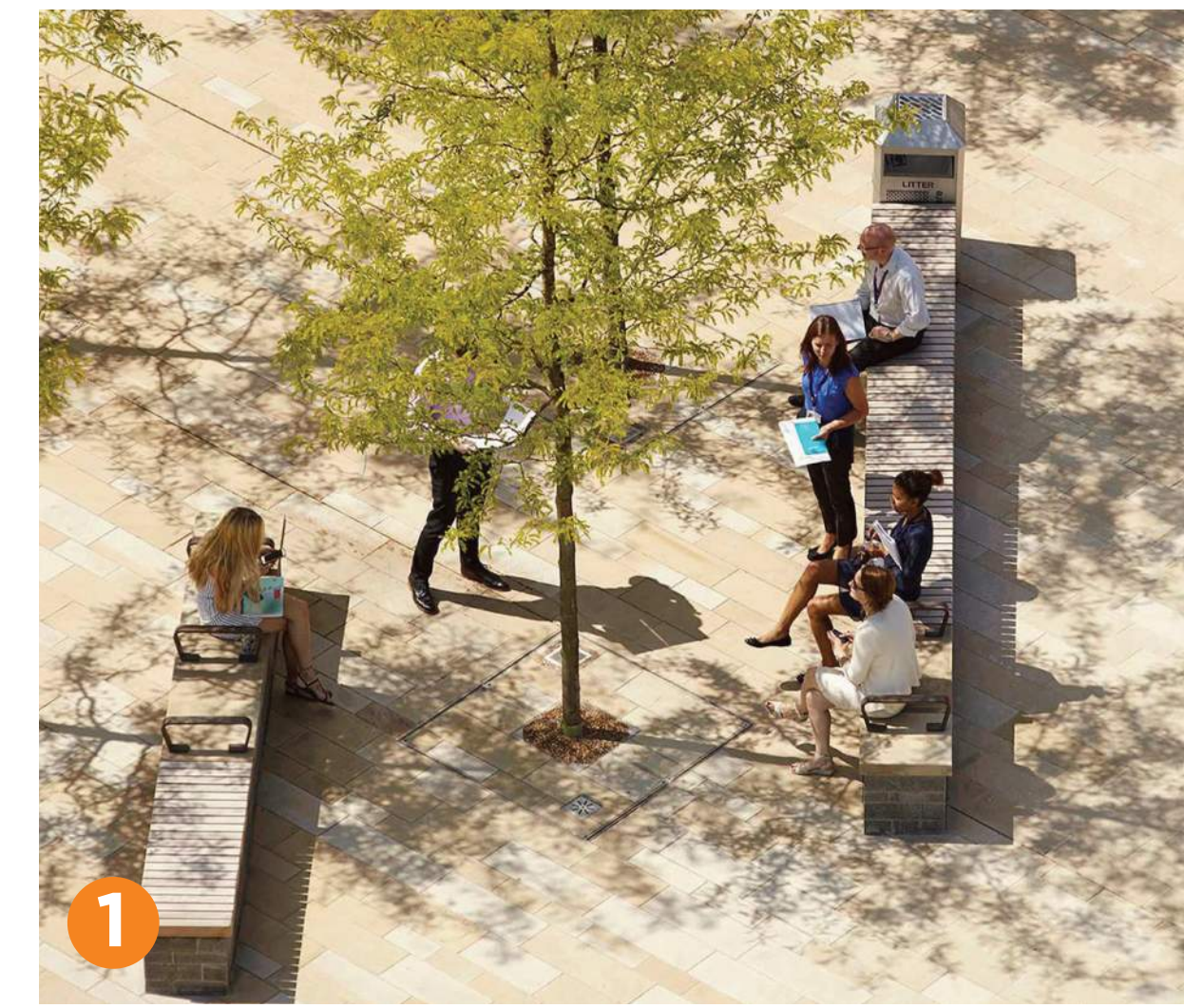


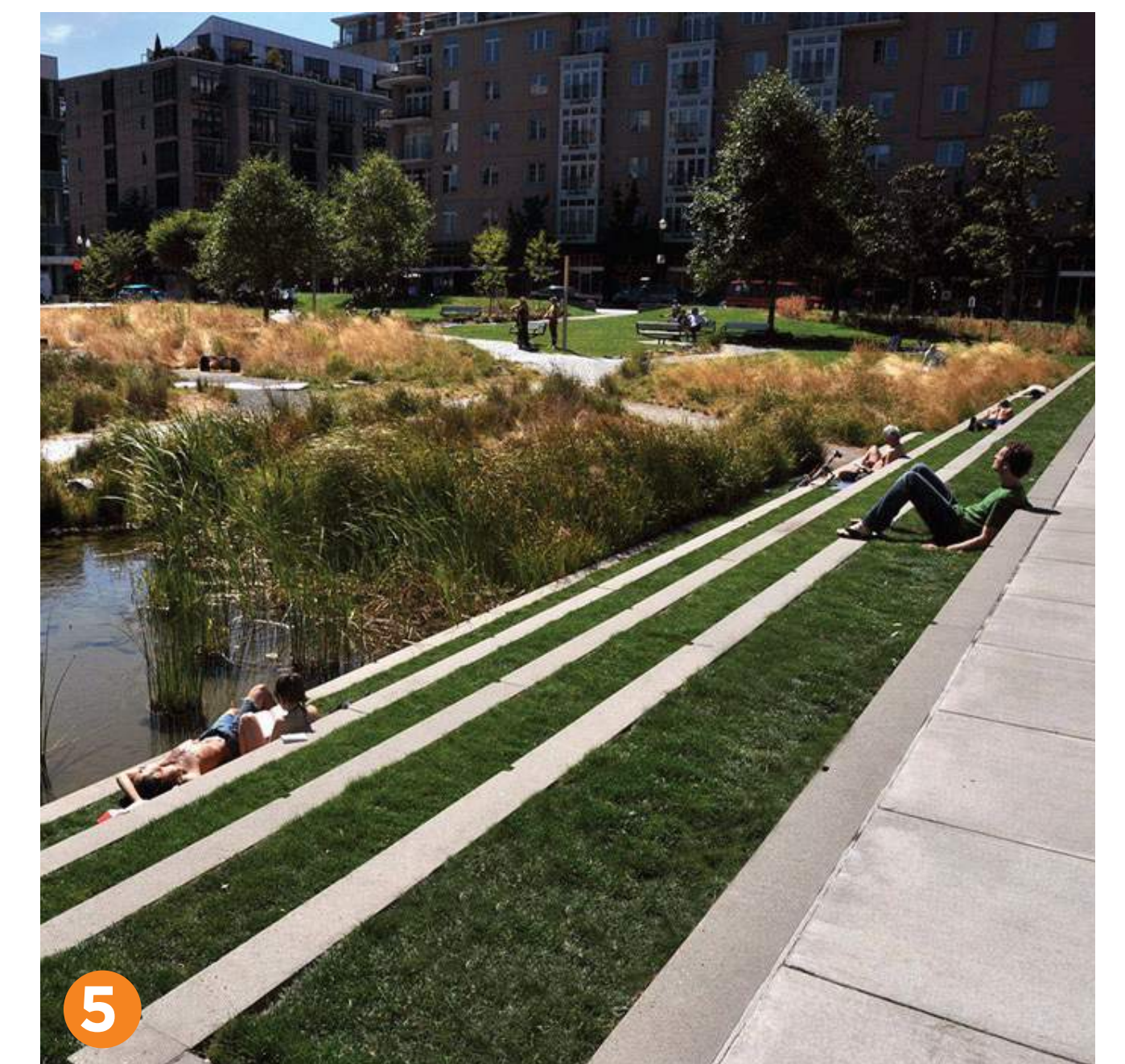


0' 10' 20' 40' 80'

SCALE: 1" = 20'-0"

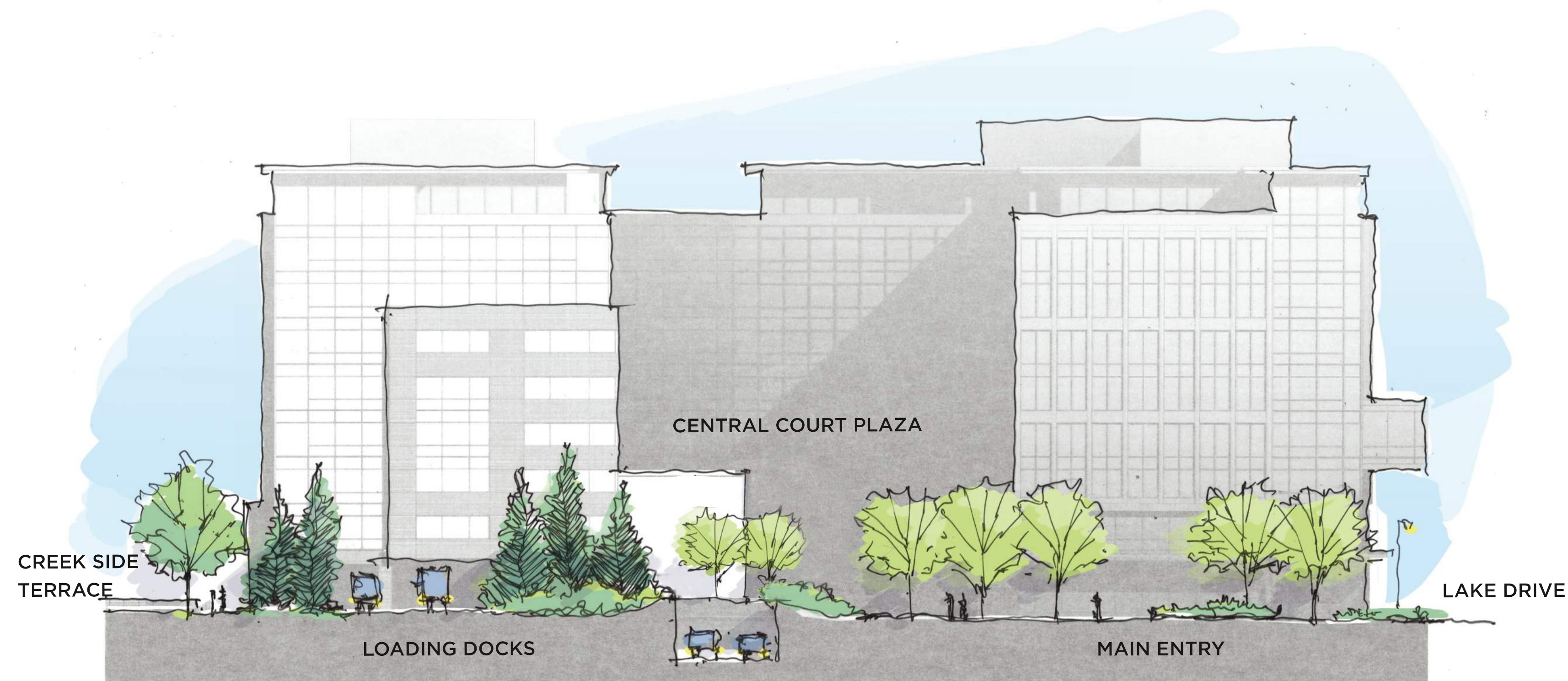




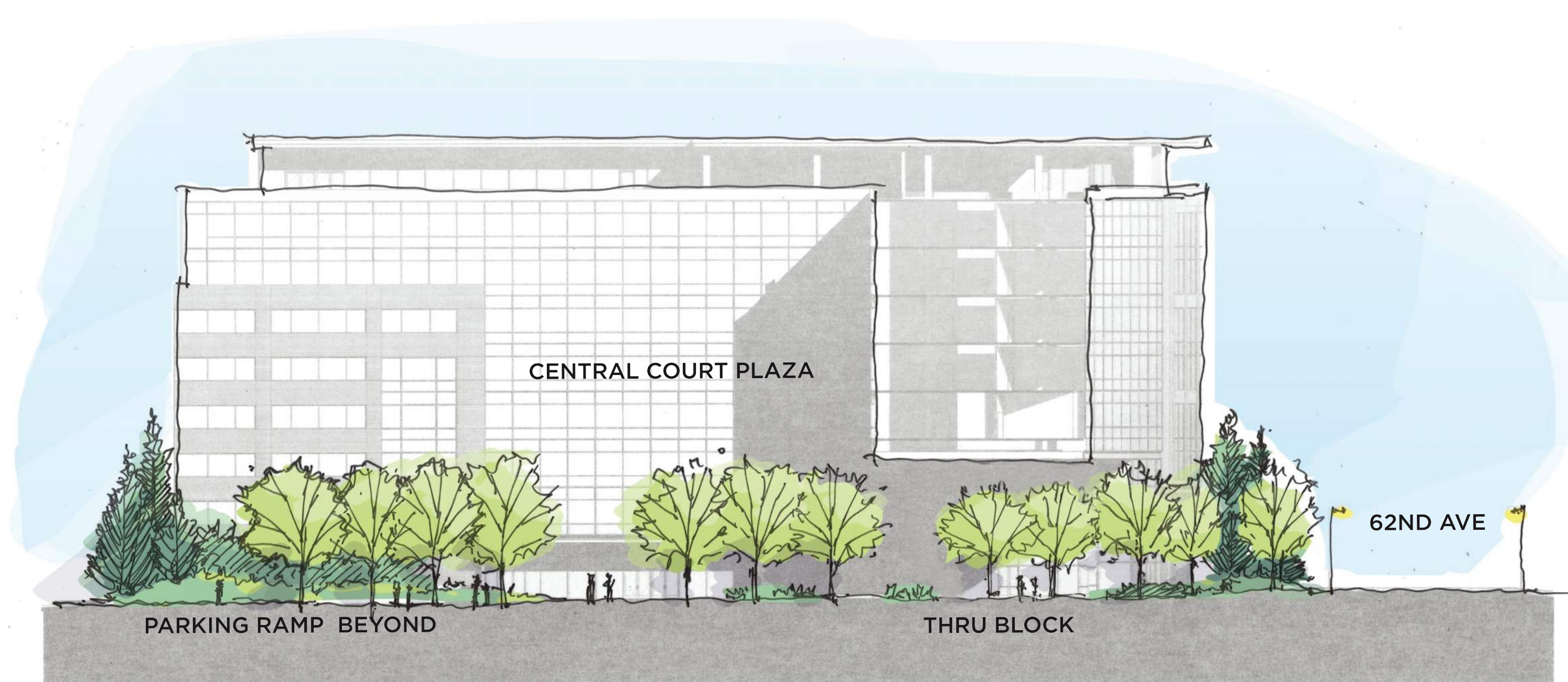


0' 10' 20' 40' 80'
SCALE: 1" = 20'-0"





1 CENTRAL COURT PLAZA NORTH ELEVATION



2 CENTRAL COURT PLAZA WET ELEVATION


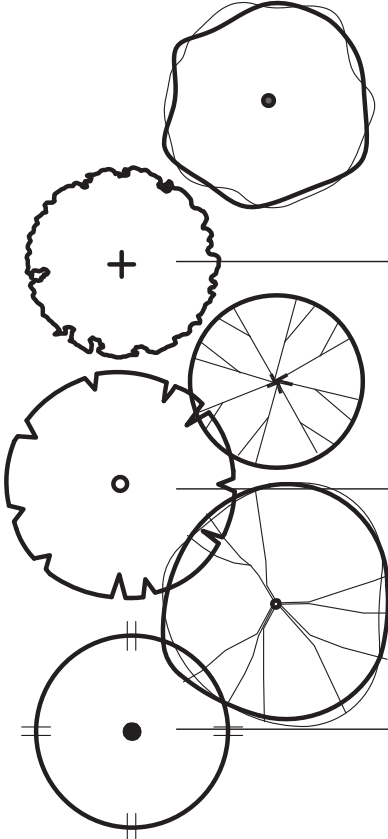
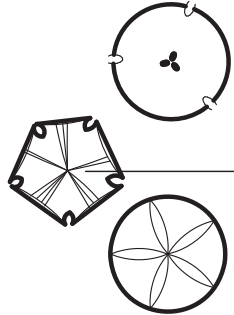
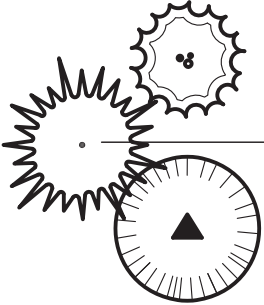
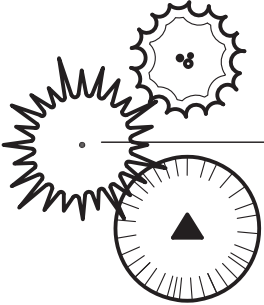


NOTE: TREES ARE SHOWN AT 5-10 YEAR MATURE GROWTH.

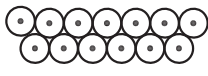
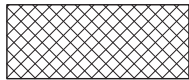



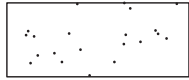
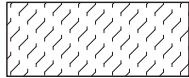


3 CREEK SIDE TERRACE SECTION

PRELIMINARY LANDSCAPE LEGEND

(SYMBOLS SHOWN AT 1"=20'-0")

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / CONDITION
	EXISTING VEGETATION TO REMAIN		PRESERVE AND PROTECT
	DECIDUOUS TREES		
	FRAXINUS AMERICANA 'AUTUMN PURPLE' (STREET TREE)	AUTUMN PURPLE ASH	MIN. 3" CAL., 12'-14' HT., WELL-BRANCHED ABOVE 6', MATCHED, B&B.
	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	MIN. 2" CAL., 10'-12' HT., WELL-BRANCHED ABOVE 6', MATCHED, B&B.
	GLEDTISIA T. VAR. INERMIS 'SUNBURST'	SUNBURST THORNLESS HONEYLOCUST	
	LIRIODENDRON TULIPIFERA	TULIP TREE	
	QUERCUS RUBRA	RED OAK	
	ORNAMENTAL TREES		
	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	MIN. 2" CAL., 8'-10' HT., MATCHED, B&B.
	EVERGREEN TREES		
	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	MIN. 6'-7' HT., FULL AND BUSHY TO BASE, B&B
	THUJA P. 'FASTIGIATA'	HOGAN CEDAR	
	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	
	LARGE SHRUBS		(MAX. 5' O.C. SPACING)
	CORNUS STOLONIFERA	REDTWIG DOGWOOD	24"-30" HEIGHT AND SPREAD
	MAHONIA AQUIFOLIUM	OREGON GRAPE	
	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	
	RIBES SANGUINEUM	RED FLOWERING CURRANT	
	MEDIUM SHRUBS		(MAX. 4' O.C. SPACING)
	CORNUS SANGUINEA 'MIDWINTER FIRE'	MIDWINTER FIRE DOGWOOD	18"-21" HEIGHT AND SPREAD
	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	
	NANDINA DOMESTICA 'COMPACTA'	COMPACT NANDINA	
	PHYSOCARPUS OPULIFOLIUS 'SEAWARD'	SUMMER WINE NINEBARK	
	RHODODENDRON 'DORA AMATEIS'	WHITE FLOWERING RHODODENDRON	
	SPIREA DOUGLASII	WESTERN SPIREA	
	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / CONDITION
	SMALL SHRUBS		(MAX. 3' O.C. SPACING)
	CORNUS STOLONIFERA 'KELSEYI'	KELSEYI DOGWOOD	MIN. 15"-18" HT. & SPREAD
	ILEX CRENATA 'NORTHERN BEAUTY'	NORTHERN BEAUTY JAPANESE HOLLY	
	POLYSTICHUM MUNITUM	SWORD FERN	
	PRUNUS LAUROCERASSUS 'MT VERNON'	MOUNT VERNON LAUREL	
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	
	SARCACOCCA HOOKERIANA HUMILIS	SPREADING SARCACOCCA	
	GRASSES, PERENNIALS & GROUNDCOVERS		ALL FULL & BUSHY, CONT., TRIANGULAR SPACING
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	MIN. 1 GAL. CONT. @ 18" O.C. TRIANGULAR SPACING, START FIRST ROW 18" FROM EDGE.
	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	MIN. 1 GAL. CONT. @ 18" O.C. TRIANGULAR SPACING, START FIRST ROW 18" FROM EDGE.
			MIN. 1 GAL. CONT. @ 36" O.C. TRIANGULAR SPACING, START FIRST ROW 36" FROM EDGE.
	NATIVE GROUNDCOVER MIX		
	50% GAULTHERIA SHALLON	SALAL	
			MIN. 2 GAL. CONT., FULL & BUSHY, SPACING AS SHOWN.
	25% MAHONIA REPENS	CREEPING OREGON GRAPE	
	25% POLYSTICHUM MUNITUM	SWORD FERN	
	CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	
	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	
	CAREX TESTACEA	ORANGE NEW ZEALAND SEDGE	
	SOD LAWN		
	ROUGH SEED		
	RAIN GARDEN PLANTING		MIN. 1 GAL. CONT. @ 18" O.C. TRIANGULAR SPACING, START FIRST ROW 18" FROM EDGE.

PLANTING NOTES:

1. LIMITS OF WORK SHOWN ARE BASED ON CIVIL AND ARCHITECTURAL INFORMATION. REPAIR ANY AREAS DAMAGED BE CONTRACTOR'S WORK BEYOND LIMITS SHOWN, TO MATCH EXISTING.

2. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PLAN IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT ACCORDING TO IMC 18.12.040(A).

3. A LANDSCAPE MAINTENANCE CASH DEPOSIT IS REQUIRED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. THE VALUE OF THE DEPOSIT SHALL EQUAL 50% OF ALL NEW PLANTINGS AND WILL BE RETURNED AFTER 2 YEARS IF PLANTS REMAIN IN A HEALTHY GROWING CONDITION ACCORDING TO IMC 18.12.050(A).

4. TREES, SHRUBS, AND GROUNDCOVERS HAVE BEEN GROUPED INTO AREAS OF DISTINCT HYDROZONES (SIMILAR WATER USE NEEDS AND EXPOSURE.)

5. NO TREES SHALL BE REMOVED OTHER THAN THOSE SHOWN ON THE APPROVED SITE PLAN AND CIVIL DEMOLITION PLAN WITHOUT WRITTEN APPROVAL FROM THE CITY OF ISSAQUAH PLANNING DEPARTMENT.

6. COMPACTION OF PLANTING BED SUBGRADE SOILS SHALL BE MAXIMUM OF 85%. SOILS WHICH HAVE BEEN COMPACTED AT GREATER THAN 85% SHALL BE RIPPED TO A DEPTH OF 18" BELOW FINISH GRADE. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
7. INSTALL MINIMUM 8" DEPTH TOPSOIL. PROVIDE AMENDMENTS PER REQUIRED SOILS TEST. SEE SPECIFICATIONS FOR DETAILED REQUIREMENTS.

8. PRIOR TO INSTALLATION, IMPORT TOPSOIL SHALL BE TESTED FOR SOIL TEXTURE, ORGANIC MATTER, APPROXIMATED INFILTRATION RATE, NUTRIENT CONTENT, AND BALANCED pH. PROVIDE SOIL AMENDMENTS AND/OR COMPOSTED ORGANIC MATERIAL AS REQUIRED IN THE REPORT. SEE SPECIFICATIONS.

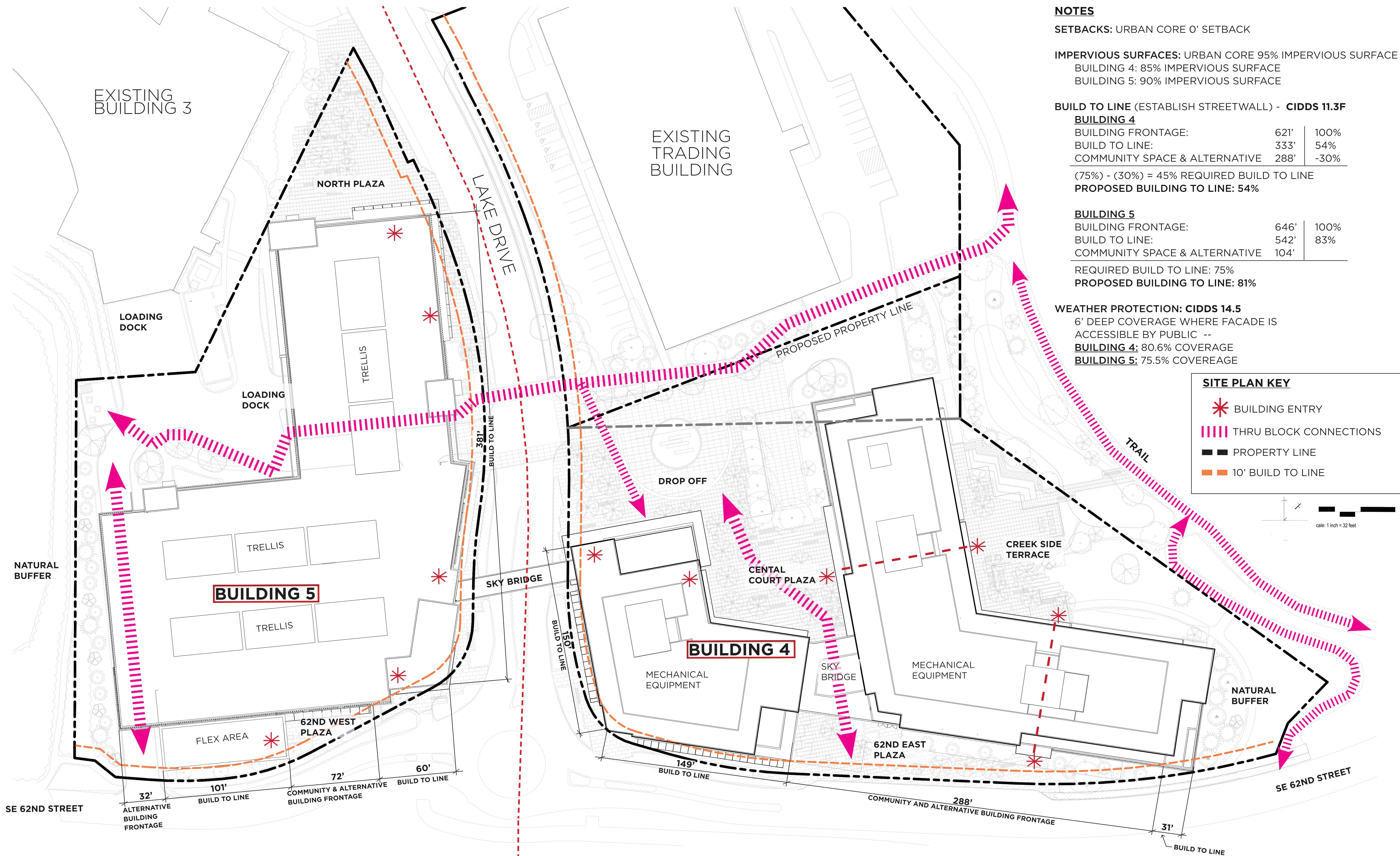
9. ROOT BARRIERS AT LEAST 10 FEET IN LENGTH SHALL BE INSTALLED ADJACENT TO SIDEWALKS WHERE STREET TREES ARE PROPOSED.

10. MULCH ALL SHRUB AND GROUNDCOVER AREAS WITH A MINIMUM 3" DEPTH OF SPECIFIED MULCH. KEEP MULCH MIN. 6" AWAY FROM CROWNS OF SHRUBS AND TRUNKS OF TREES.

11. WHERE GROUNDCOVER IS SHOWN, IT SHALL BE PLANTED AT THE SPECIFIED SPACING THROUGHOUT THE BED, INCLUDING AREAS UNDERNEATH TREES AND SHRUBS, START FIRST ROW 12" FROM EDGE OF BED.

12. PROVIDE A 5' DIAMETER MULCH RING SURROUNDING ALL TREES IN LAWN AREAS.

13. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



NOTES

SETBACKS: URBAN CORE 0' SETBACK

IMPERVIOUS SURFACES: URBAN CORE 95% IMPERVIOUS SURFACE
BUILDING 4: 85% IMPERVIOUS SURFACE
BUILDING 5: 90% IMPERVIOUS SURFACE

BUILD TO LINE (ESTABLISH STREETWALL) - CIDDs 11.3F

BUILDING 4

BUILDING FRONTAGE:	621'	100%
BUILD TO LINE:	333'	54%
COMMUNITY SPACE & ALTERNATIVE	288'	-30%

(75%) - (30%) = 45% REQUIRED BUILD TO LINE
PROPOSED BUILDING TO LINE: 54%

BUILDING 5

BUILDING FRONTAGE:	646'	100%
BUILD TO LINE:	542'	83%
COMMUNITY SPACE & ALTERNATIVE	104'	

REQUIRED BUILD TO LINE: 75%
PROPOSED BUILDING TO LINE: 81%

WEATHER PROTECTION: CIDDs 14.5

6' DEEP COVERAGE WHERE FACADE IS ACCESSIBLE BY PUBLIC --
BUILDING 4: 80.6% COVERAGE
BUILDING 5: 75.5% COVERAGE

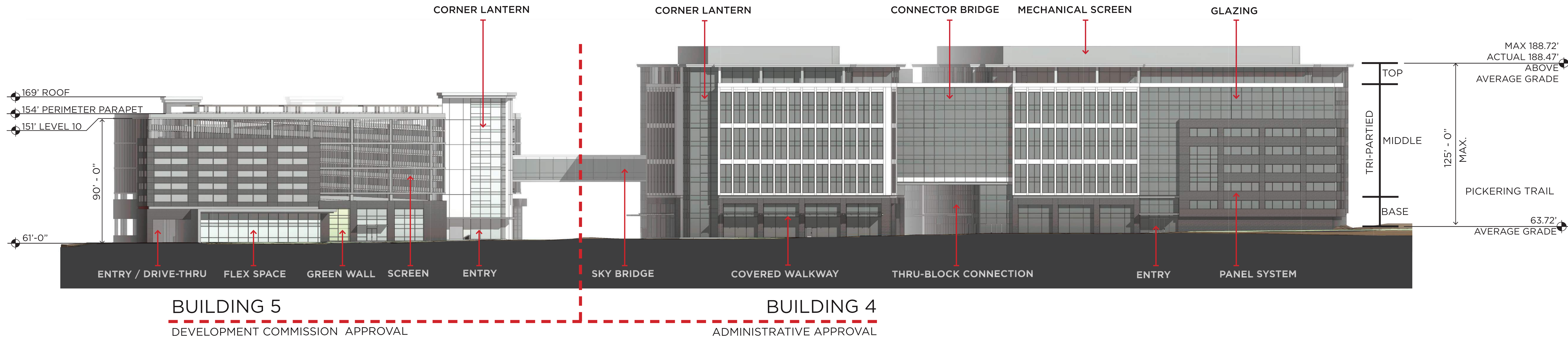
SITE PLAN KEY

- BUILDING ENTRY
- THRU BLOCK CONNECTIONS
- PROPERTY LINE
- 10' BUILD TO LINE

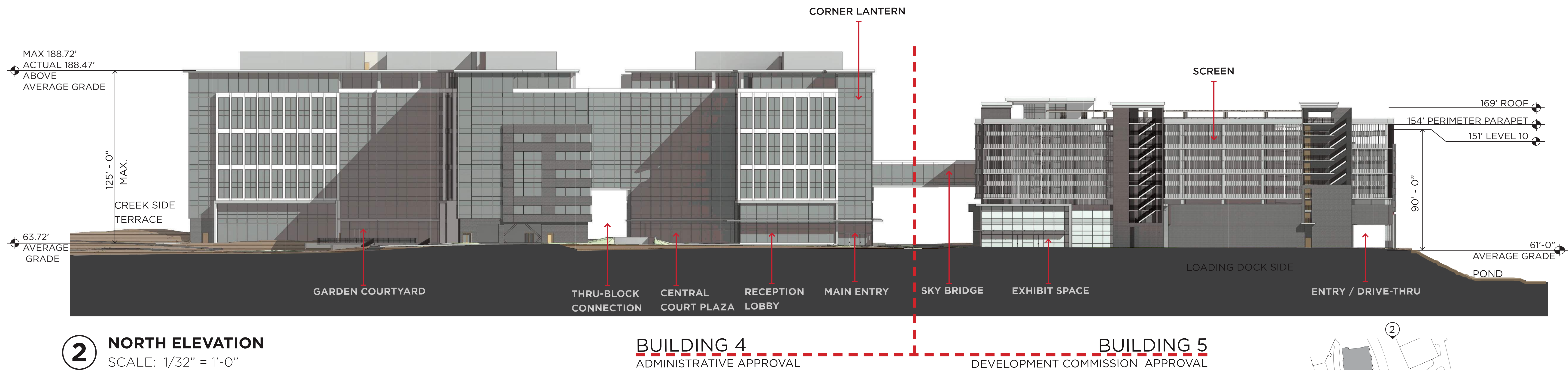
scale: 1 inch = 32 feet

DEVELOPMENT COMMISSION APPROVAL

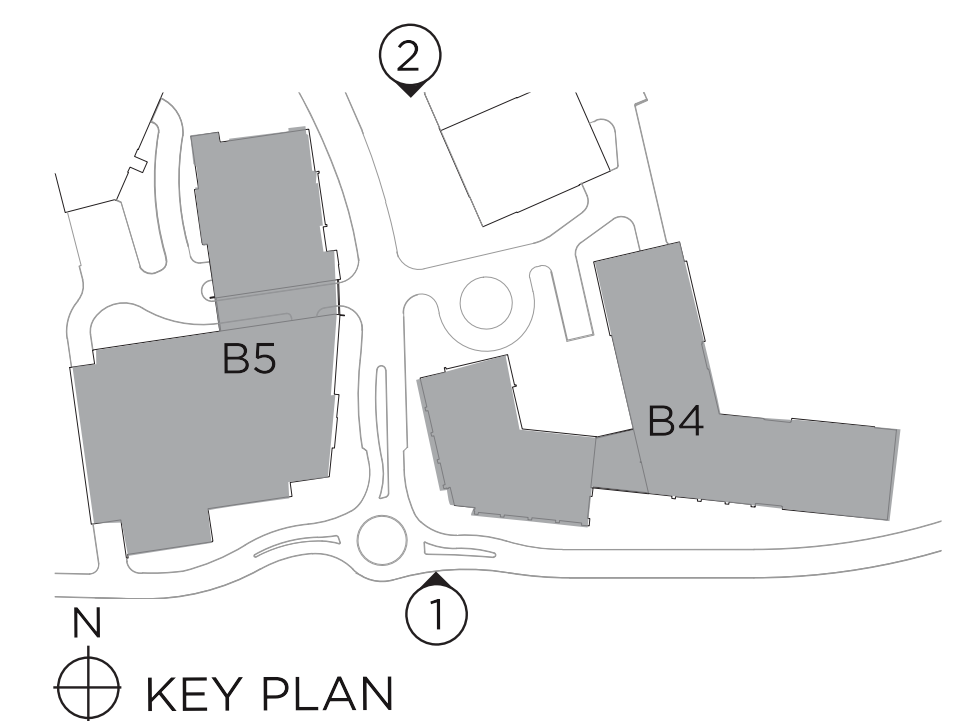
ADMINISTRATIVE APPROVAL

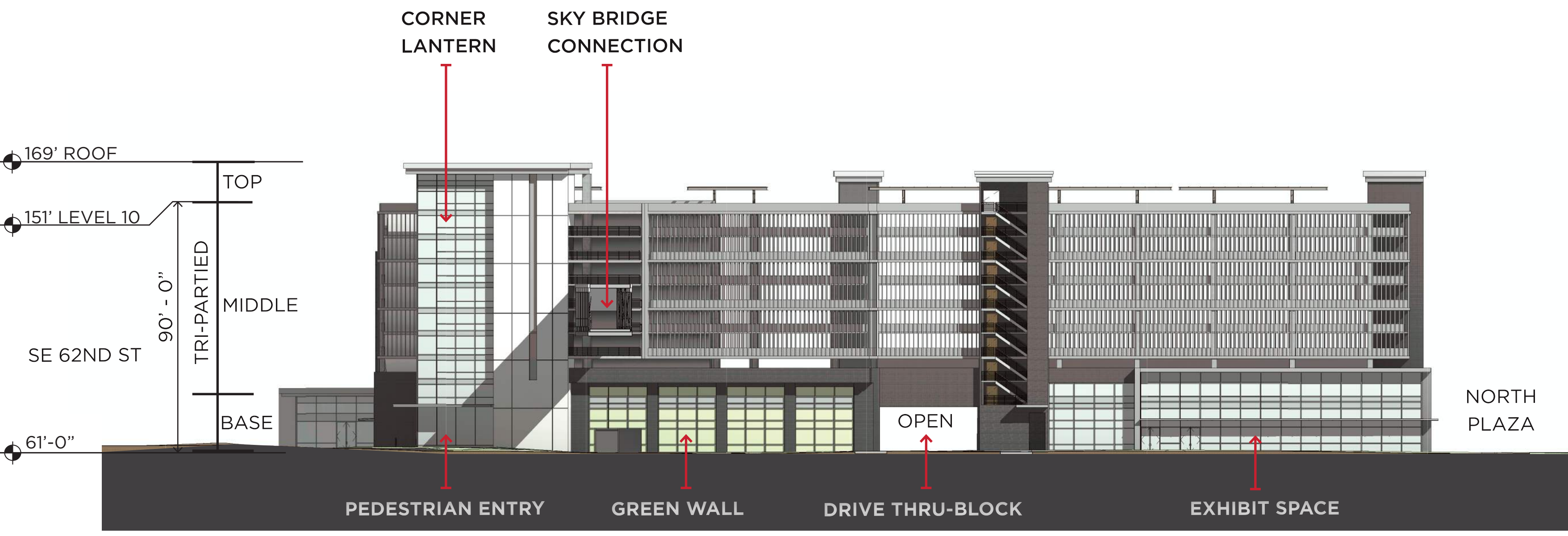


1 SOUTH ELEVATION
SCALE: 1/32" = 1'-0"

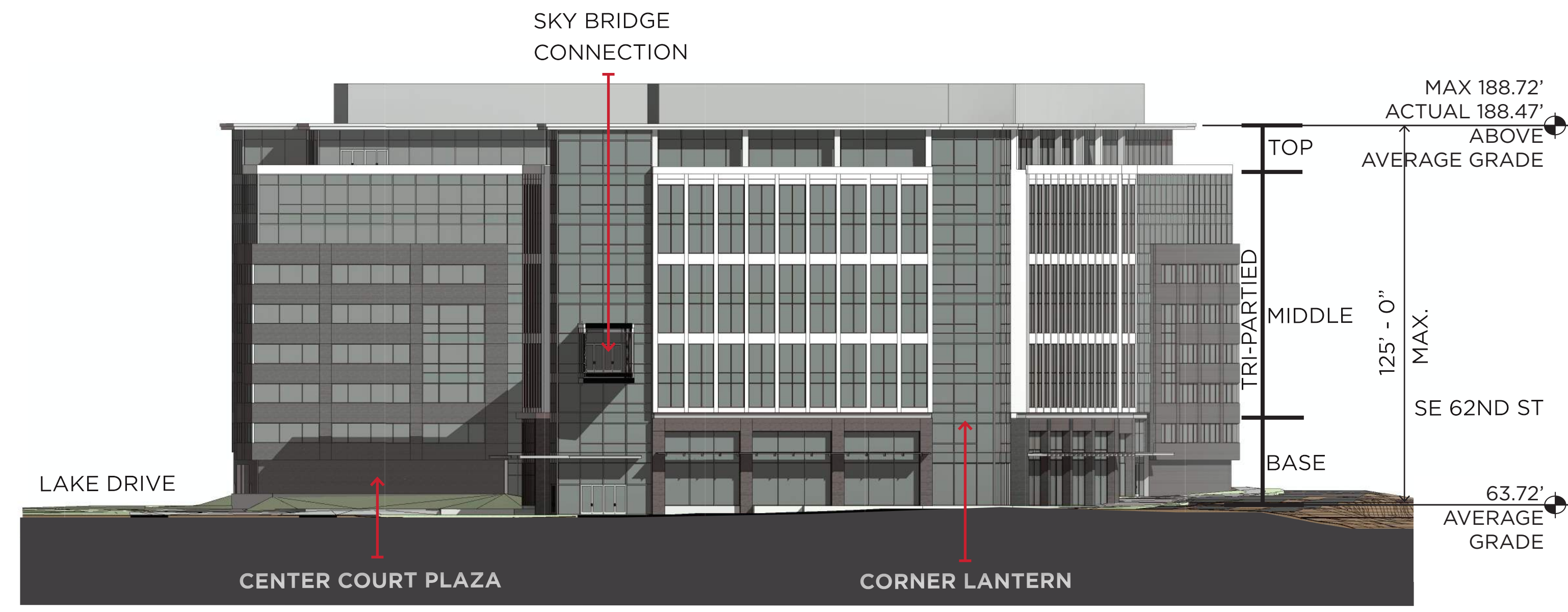


2 NORTH ELEVATION
SCALE: 1/32" = 1'-0"





3 BUILDING 5 EAST ELEVATION
SCALE: 1/32" = 1'-0"



4 BUILDING 4 WEST ELEVATION
SCALE: 1/32" = 1'-0"



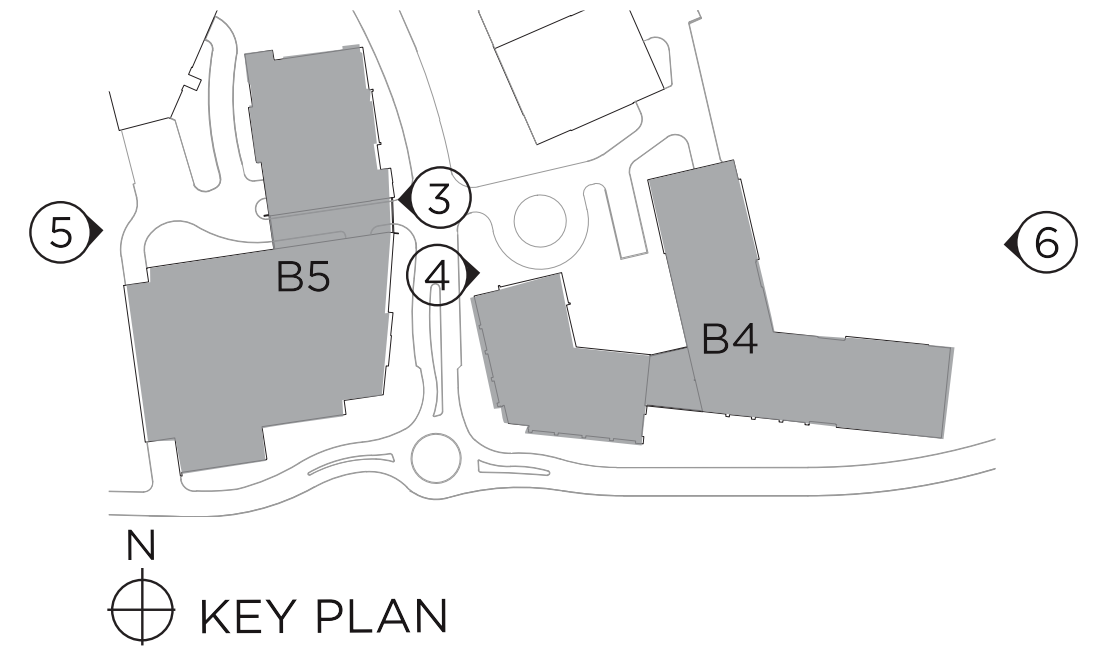
5 BUILDING 5 WEST ELEVATION
SCALE: 1/32" = 1'-0"



6 BUILDING 4 EAST ELEVATION
SCALE: 1/32" = 1'-0"

DEVELOPMENT COMMISSION APPROVAL

ADMINISTRATIVE APPROVAL





VIEW FROM INTERSTATE 90 WEST BOUND

DESIGN STANDARDS COMPLIANCE - 11.0 SITE DESIGN
A - VISIBILITY OF PEDESTRIAN ACCESS TO 62ND EAST AND 62ND WEST PLAZAS - **CIDDS: 7.3.B.I.C.**
B- VISIBILITY OF BUILDING CORNER LANTERN AND SENSE OR ARRIVAL - **CIDDS: 11.2.E.**



VIEW OF EXHIBIT SPACE/GARAGE FROM TRADING BUILDING

DESIGN STANDARDS COMPLIANCE - 11.0 SITE DESIGN
A - VISIBILITY OF PEDESTRIAN ACCESS NORTH PLAZA - **CIDDS: 7.3.B.1.C.**
B - VISIBILITY OF SKY BRIDGE - **CIDDS: 11.2.E.**
C - FIRST FLOOR PARKING IS WRAP WITH COMMERCIAL. **CIDDS: 15.3.B.**
D - THE PROPOSED PARKING STRUCTURE INCORPORATED DESIGN ELEMENTS. **CIDDS: 15.3.C.**



NIGHT VIEW OF BUILDING 4 - MAIN ENTRY FROM LAKE DRIVE

DESIGN STANDARDS COMPLIANCE - 11.0 SITE DESIGN
A - VISIBILITY OF PEDESTRIAN ACCESS CENTRAL COURT PLAZA - **CIDDS: 7.3.B.I.C.**
B - VISIBILITY OF BUILDING CORNER LANTERN - **CIDDS: 11.2.E.**
C - HIGHER PEDESTRIAN BRIDGE FOR VIEWS AND VISTAS - **CIDDS: 11.2.G.**



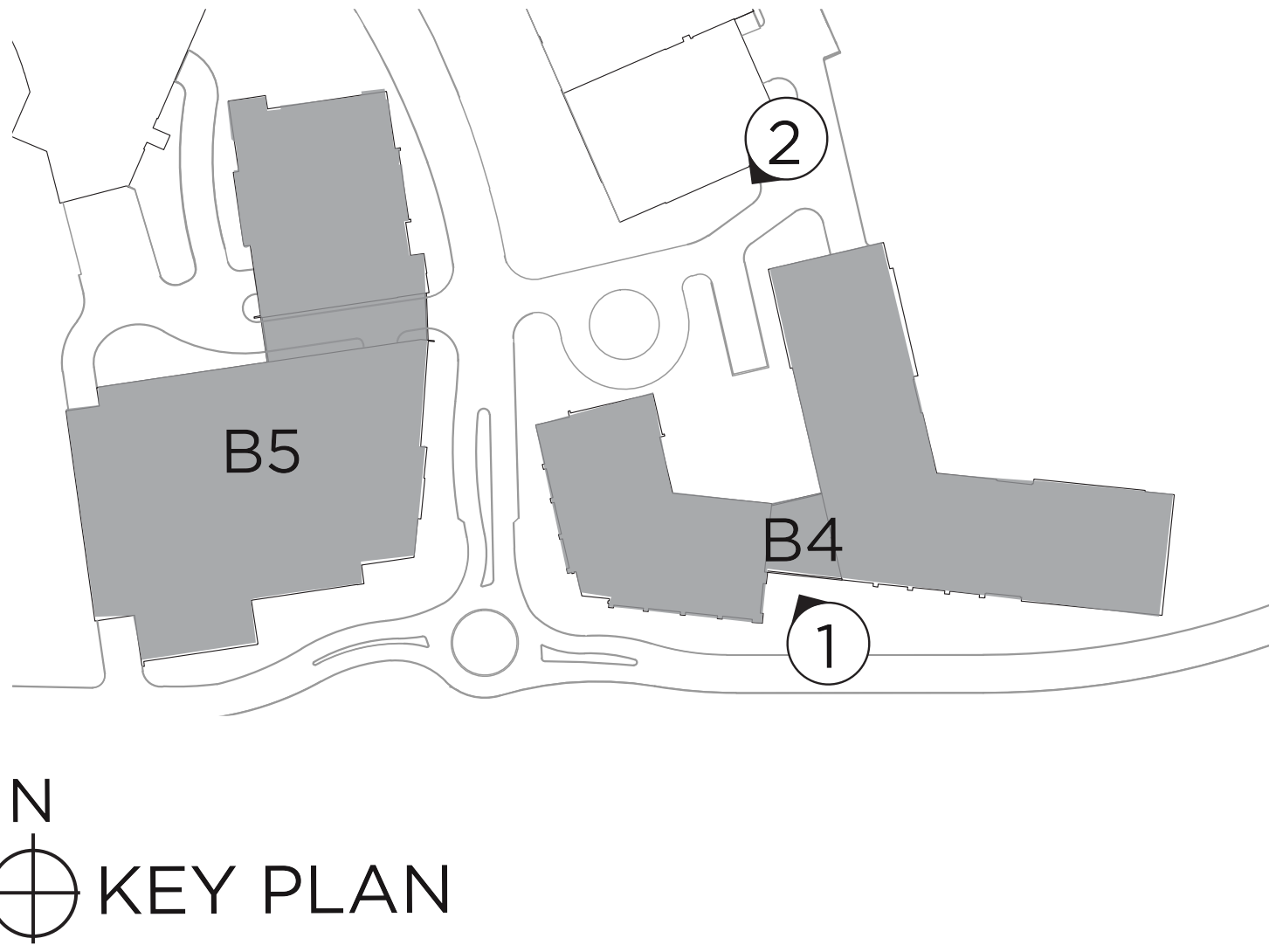
1 VIEW OF THROUGH BUILDING CONNECTION OF SOUTH FACADE OF BUILDING 4

A - VISIBILITY OF PEDESTRIAN ACCESS TO 62ND EAST PLAZA - **CIDDS: 7.3.B.I.C.**



2 NORTH EAST VIEW OF CENTRAL COURT PLAZA AND BUILDING 5 & BUILDING 4

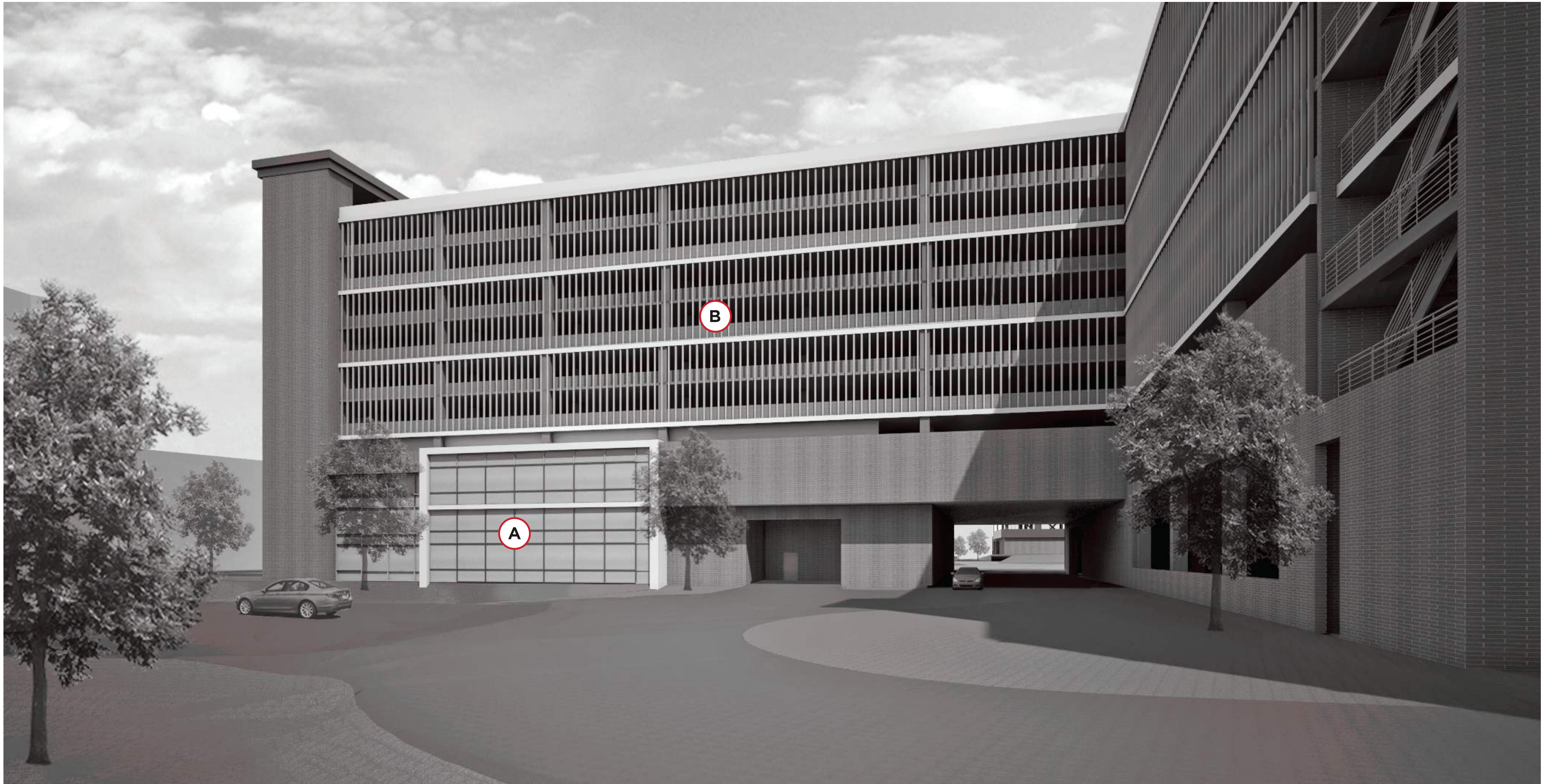
A- VISIBILITY OF PEDESTRIAN ACCESS TO CENTRAL COURT PLAZA - **CIDDS: 7.3.B.I.C.**
B- VISIBILITY OF BUILDING CORNER LANTERNS - **CIDDS: 11.2.E.**
C- HIGHER PEDESTRIAN BRIDGE FOR VIEWS AND VISTAS - **CIDDS: 11.2.G.**





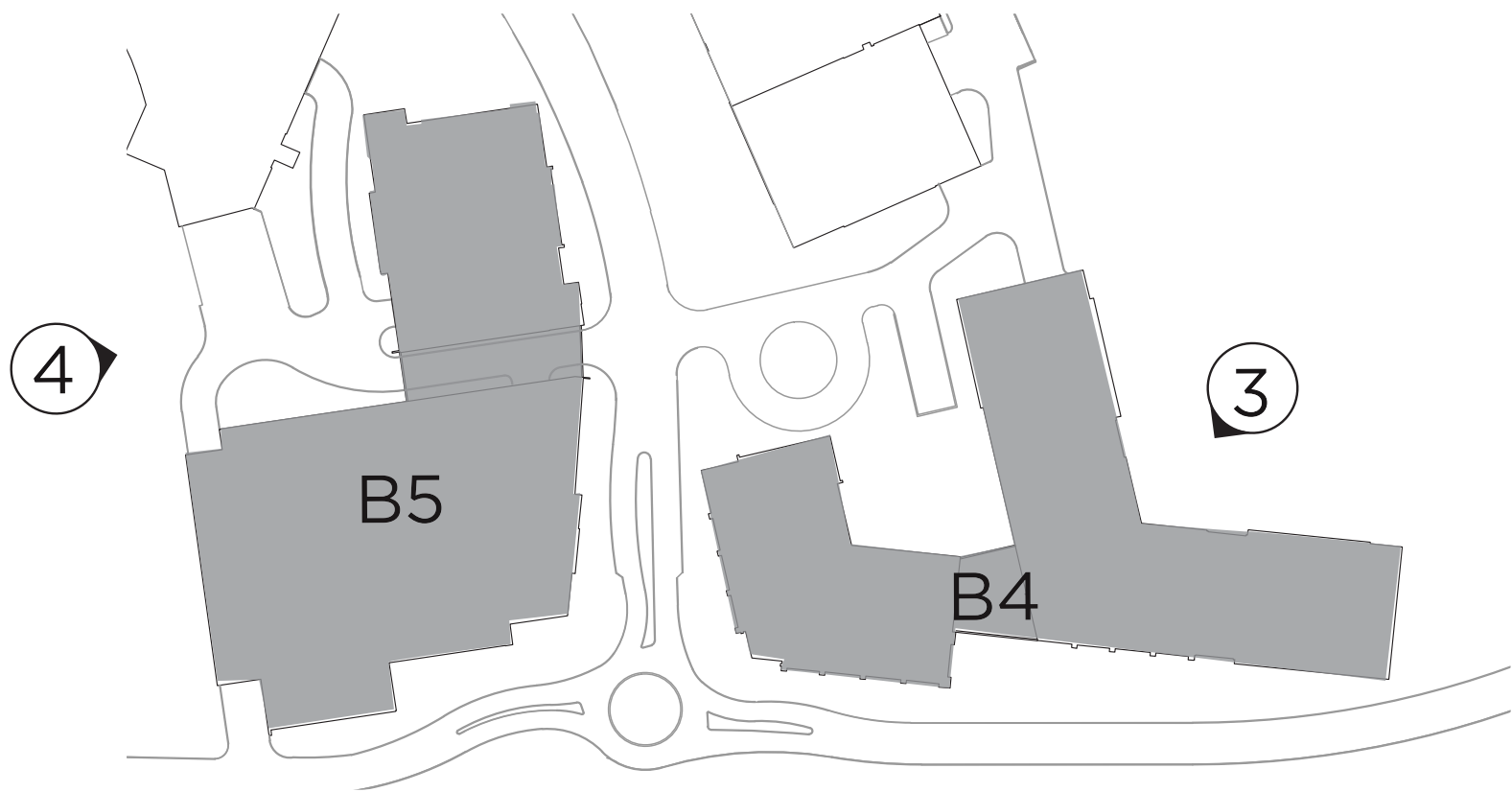
3 VIEW OF BUILDING 5 EAST FACADE

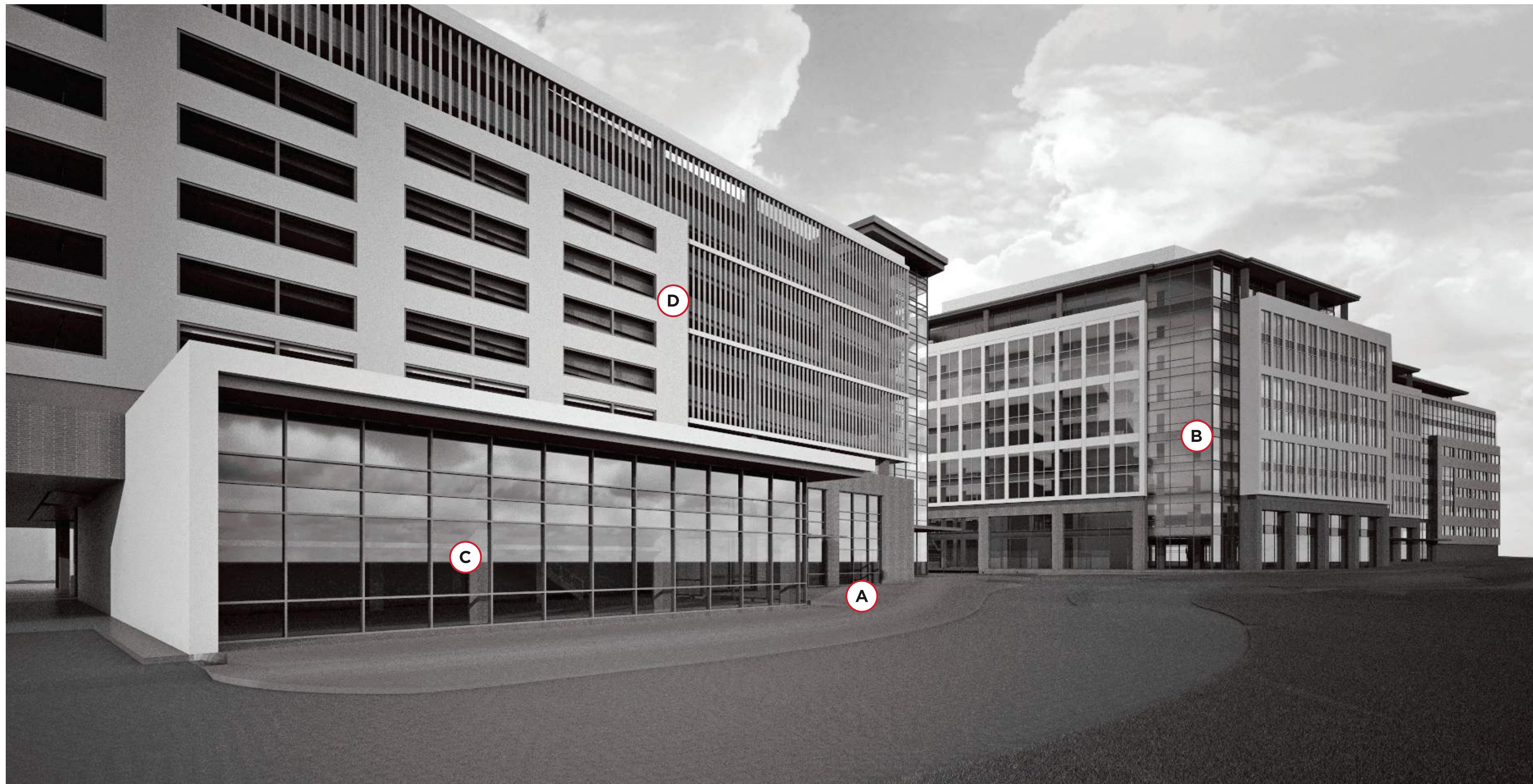
- A - VISIBILITY OF PEDESTRIAN ACCESS TO CREEK SIDE PLAZA - **CIDDS: 7.3.B.I.C.**
- B - ACTIVE USE ON PORTION OF ROOF AND PROJECT CORNICE - **CIDDS: 14.6**
- C- CONNECTION WITH NATURE W/ DECKS AND VIEW POINTS - **CIDDS: 13.3**



4 VIEW OF THRU BLOCK CONNECTION AT BUILDING 5

- A - FIRST FLOOR PARKING IS WRAP WITH COMMERCIAL. **CIDDS: 15.3.B.**
- B - THE PROPOSED PARKING STRUCTURE INCORPORATED DESIGN ELEMENTS. **CIDDS: 15.3.C.**





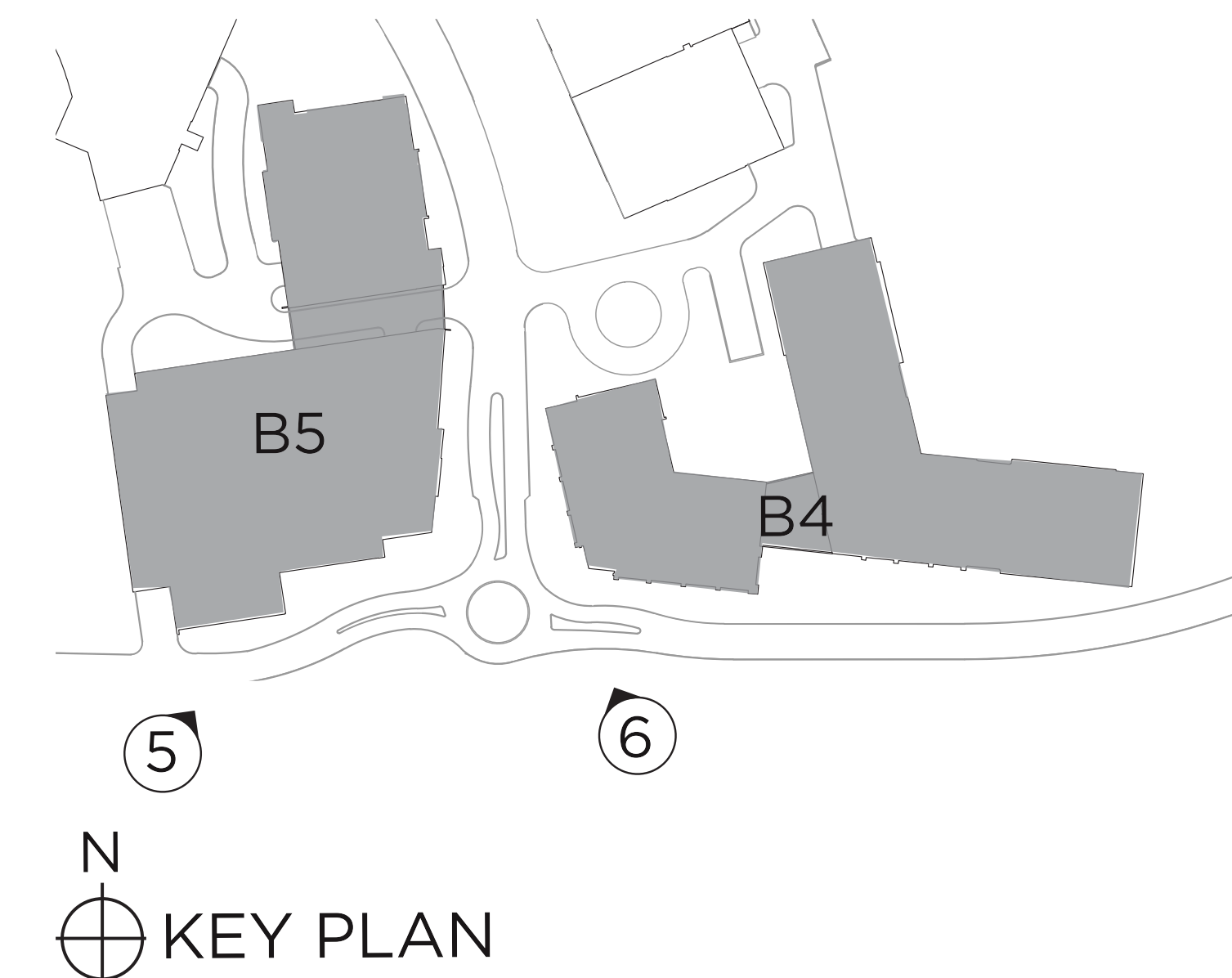
5 SOUTH EAST VIEW OF BUILDING 5

- A** - VISIBILITY OF PEDESTRIAN ACCESS TO 62ND EAST PLAZA - **CIDDS: 7.3.B.I.C.**
- B** - VISIBILITY OF BUILDING LANTERN - **CIDDS: 11.2.E.**
- C** - FIRST FLOOR PARKING IS WRAP WITH COMMERCIAL. **CIDDS: 15.3.B.**
- D** - THE PROPOSED PARKING STRUCTURE INCORPORATED DESIGN ELEMENTS. **CIDDS: 15.3.C.**



6 WEST VIEW OF BUILDING 5

- A** - VISIBILITY OF PEDESTRIAN ACCESS TO 62ND EAST PLAZA - - **CIDDS: 7.3.B.I.C.**
- B** - VISIBILITY OF BUILDING CORNER LANTERN AND SKY BRIDGE - **CIDDS: 11.2.E.**
- C** - FIRST FLOOR PARKING IS WRAP WITH COMMERCIAL. **CIDDS: 15.3.B.**
- D** - THE PROPOSED PARKING STRUCTURE INCORPORATED DESIGN ELEMENTS. **CIDDS: 15.3.C.**





MASONRY BASE



ALUMINUM SLAT SCREENS



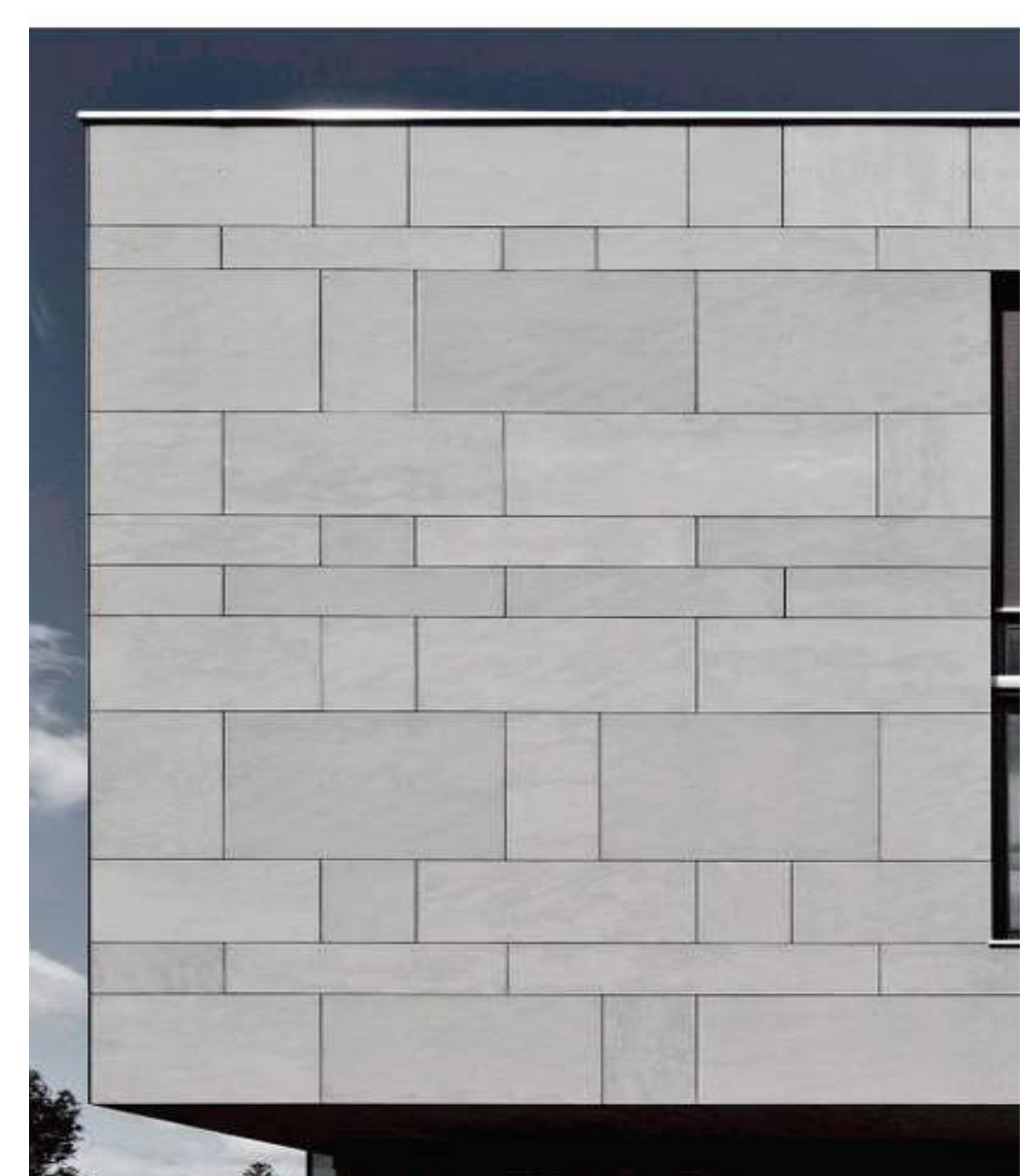
CONCRETE FEATURE WALLS



CURTAIN WALL GLAZING



WOOD SOFFIT

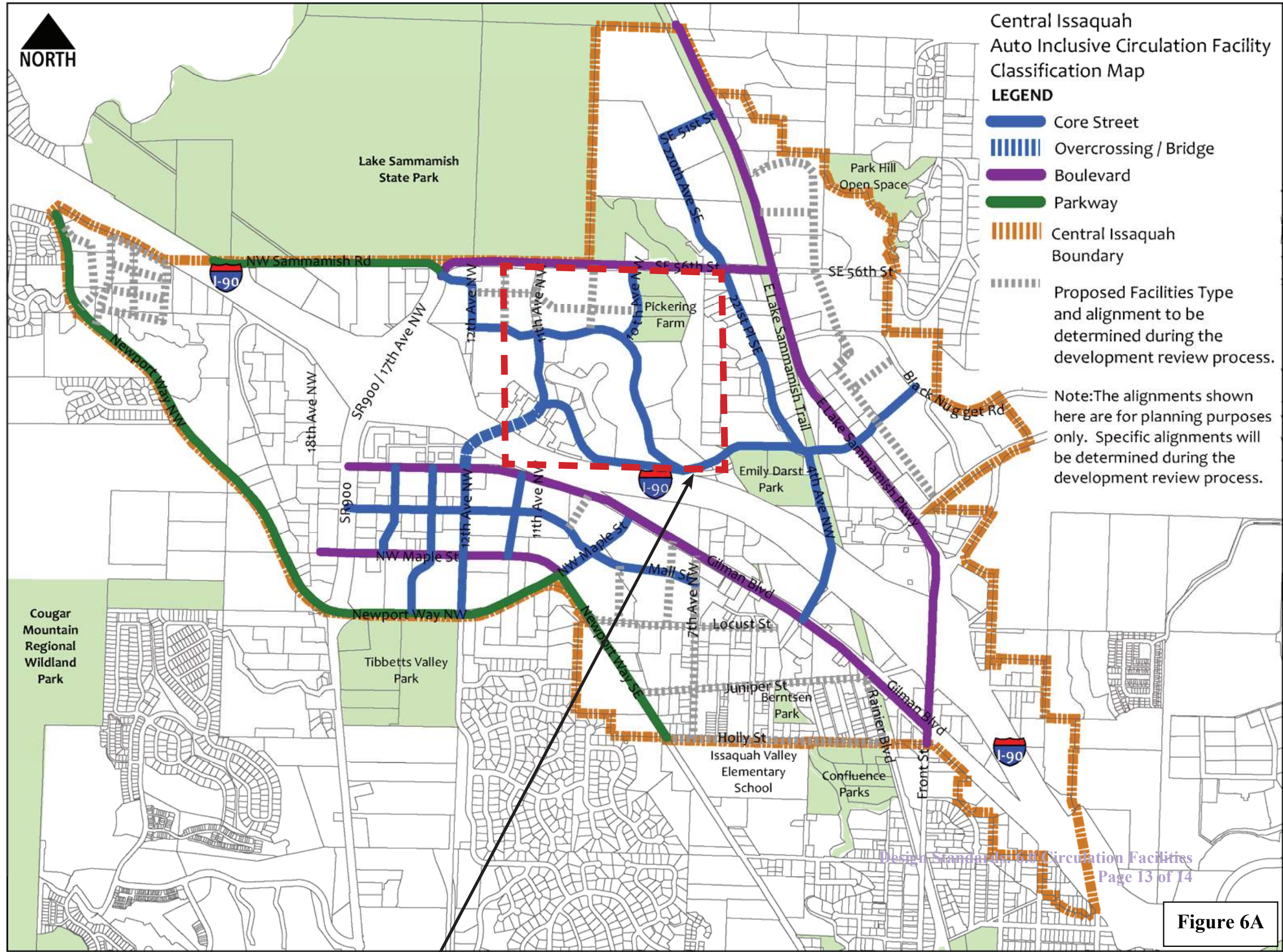


PATTERNED FEATURE WALL

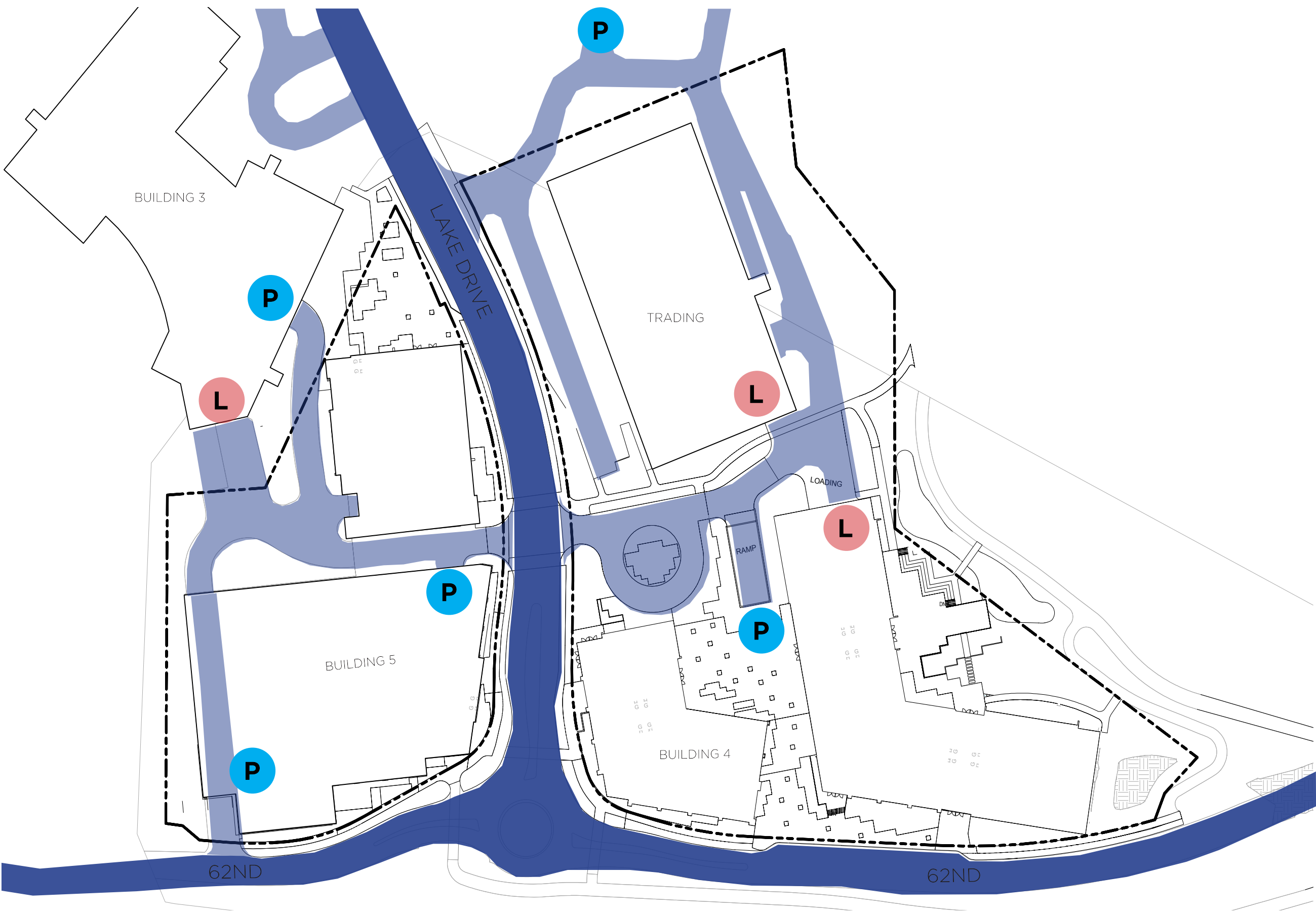
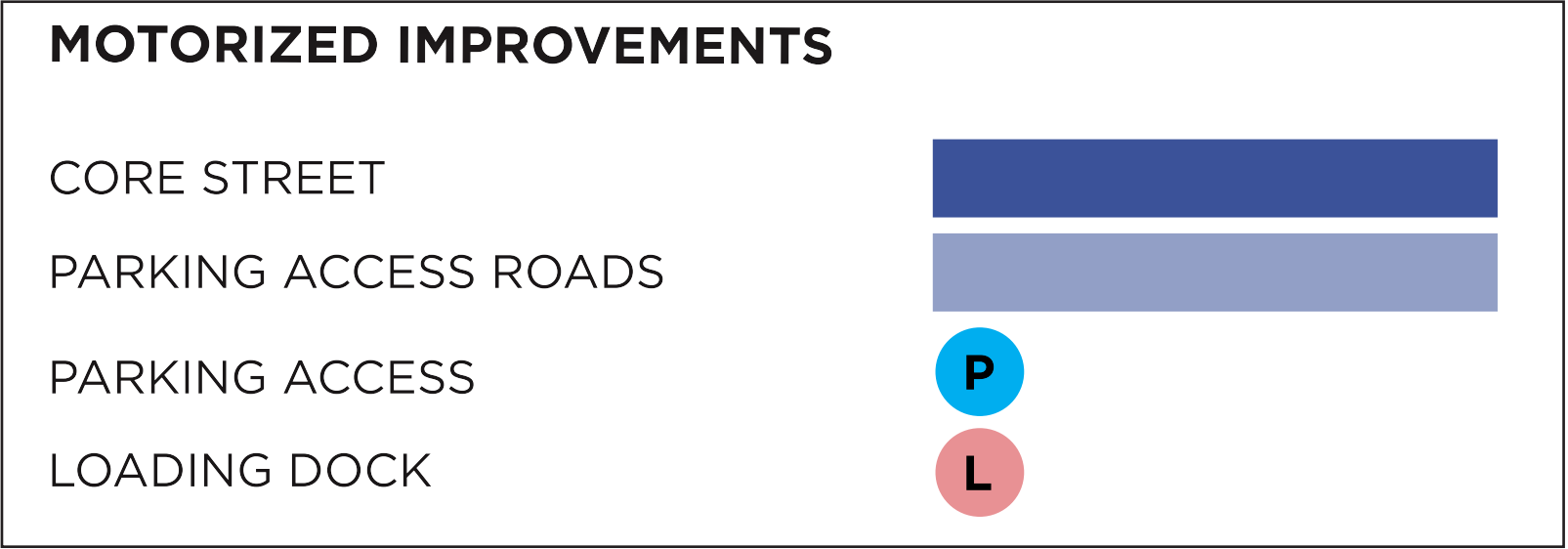


- A.** WOOD SOFFIT - OPTION A
- B.** LIMITED COSTCO ACCENT COLOR
- C.** METAL FACADE FEATURE
- D.** METAL FACADE ACCENTS
- E.** WOOD SOFFIT - OPTION B
- F.** CONCRETE ACCENTS PATTERNED
- G.** CONCRETE ACCENT PANELS
- H.** ACCENT METALS
- I.** ACCENT METALS
- J.** OPAQUE GLASS
- K.** CLEAR GLASS
- L.** MASONRY BASE
- M.** ACCENT METALS
- N.** TERRACE DECKS

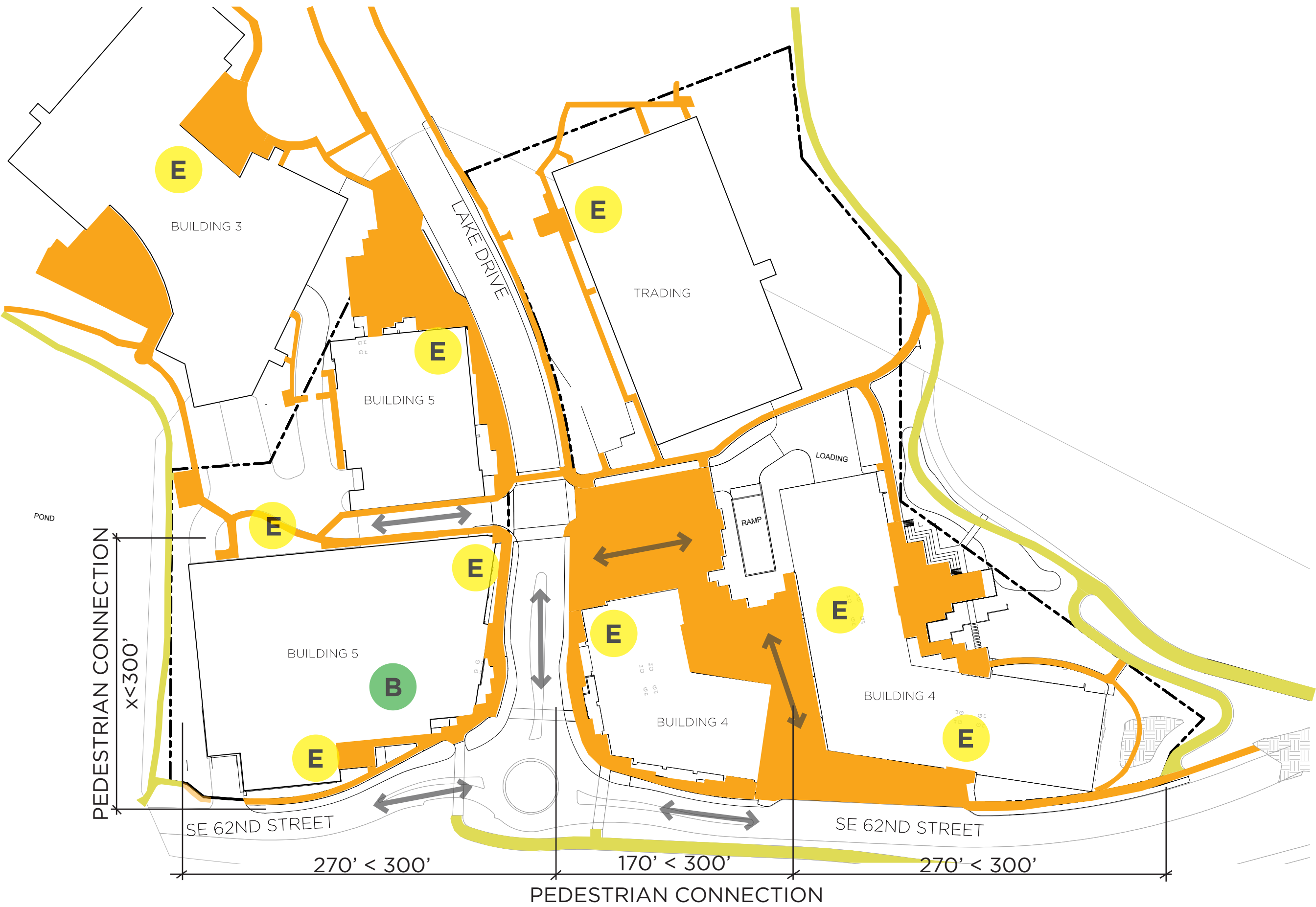
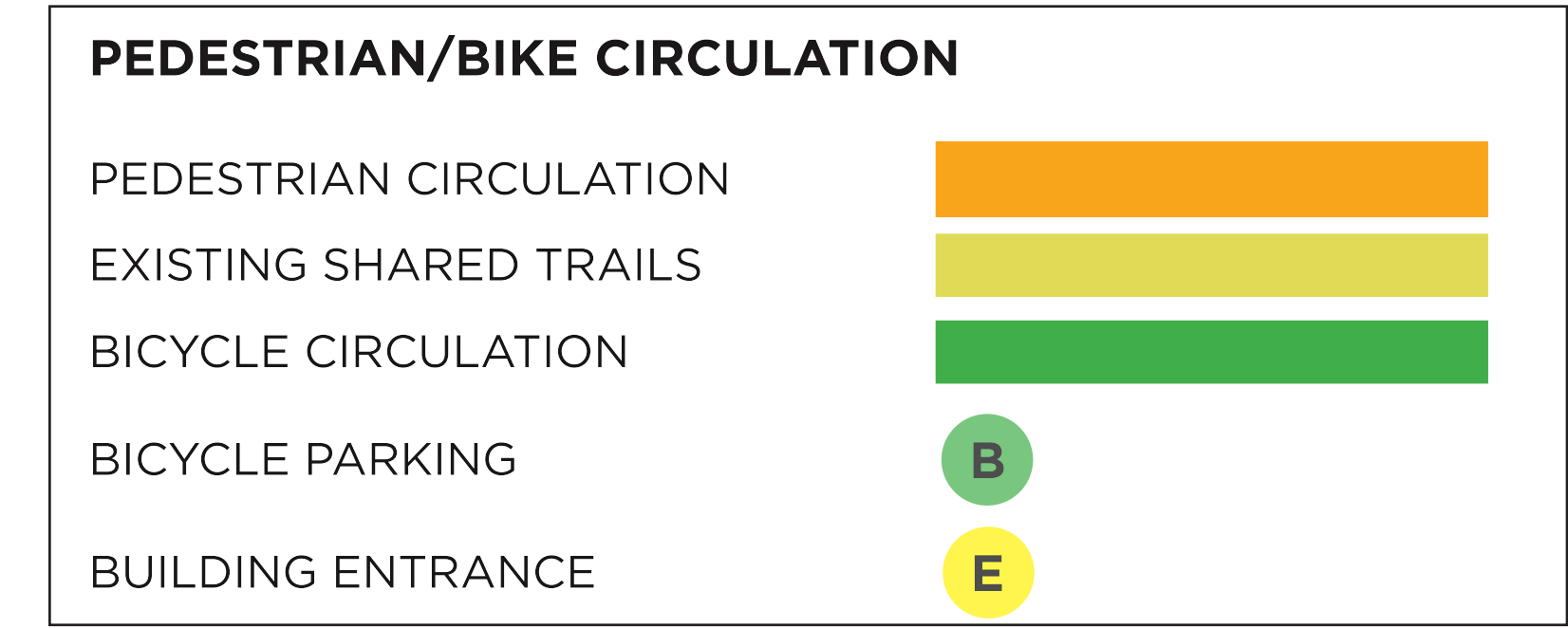
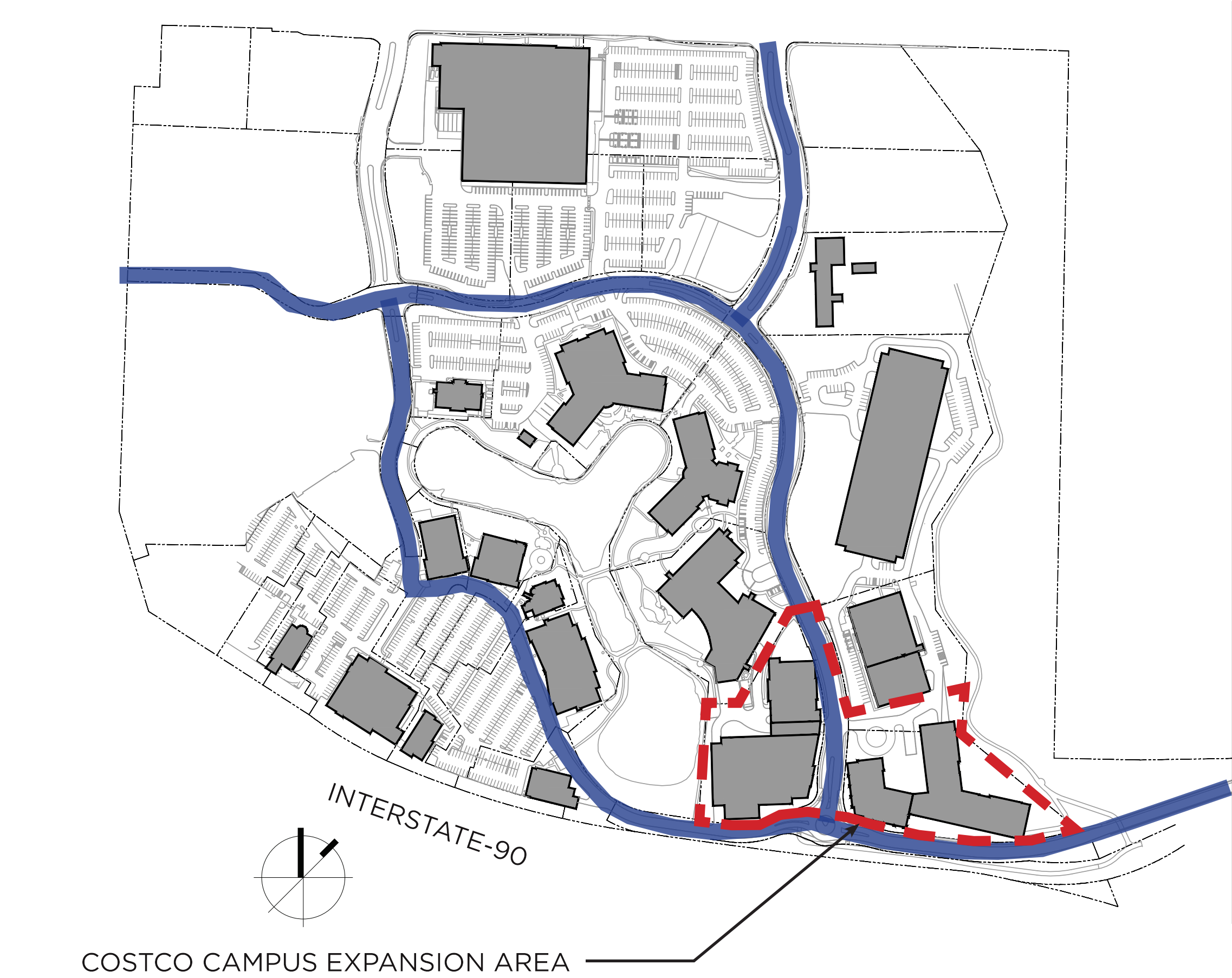
CENTRAL ISSAQUAH
AUTO INCLUSIVE CIRCULATION FACILITY CLASSIFICATION MAP



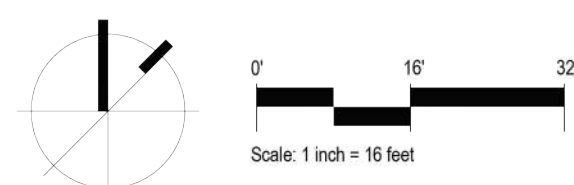
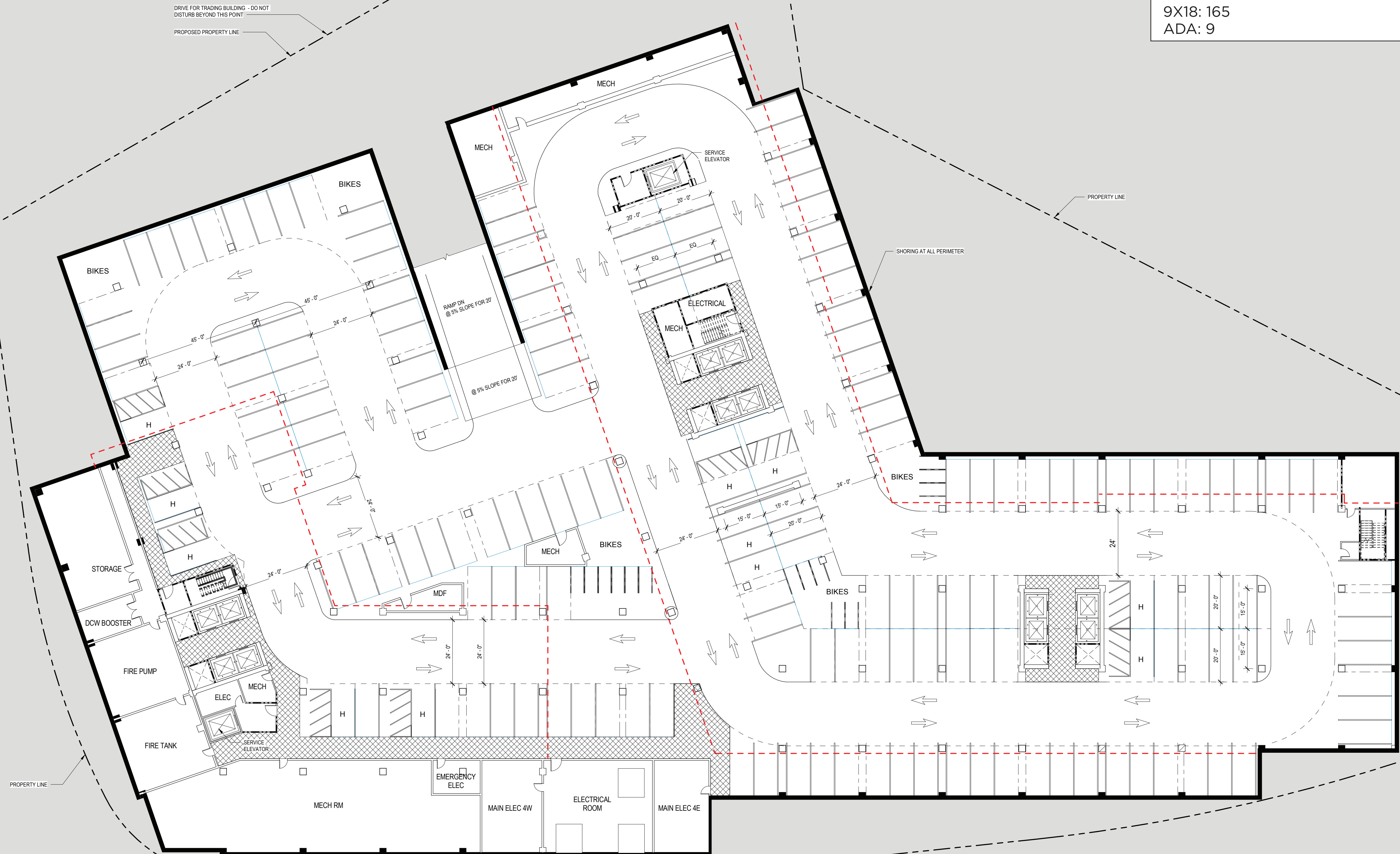
COSTCO CAMPUS EXPANSION CIRCULATION PLAN



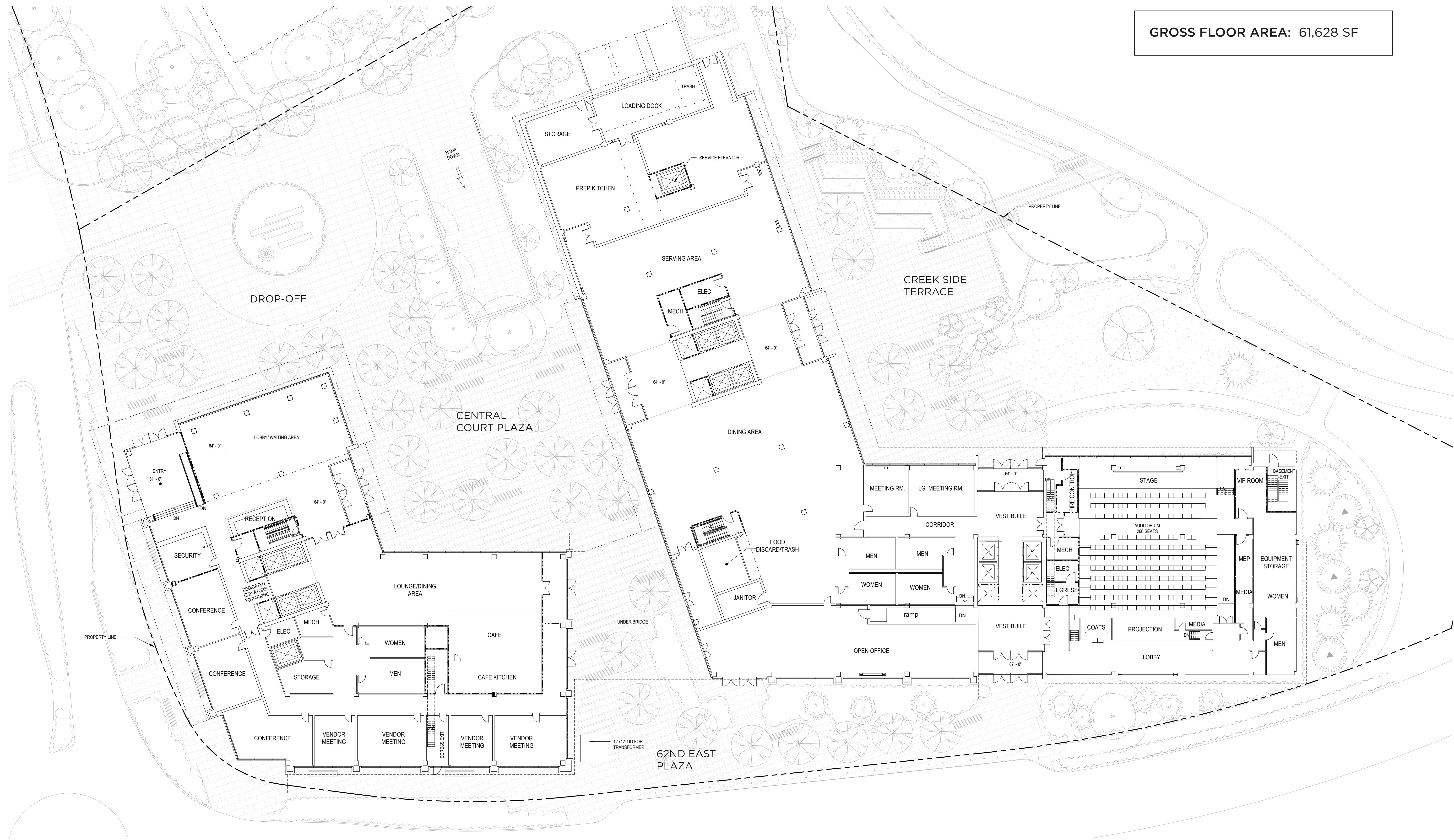
PICKERING PLACE OVERALL TRAFFIC PLAN



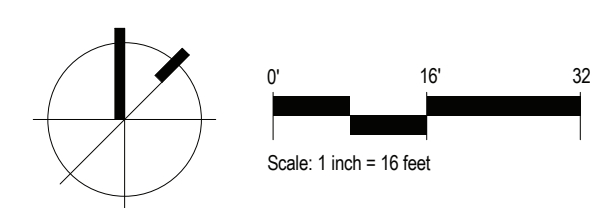
GROSS FLOOR AREA: 100,000 SF
PARKING COUNT: 188 STALLS
 9X18: 165
 ADA: 9



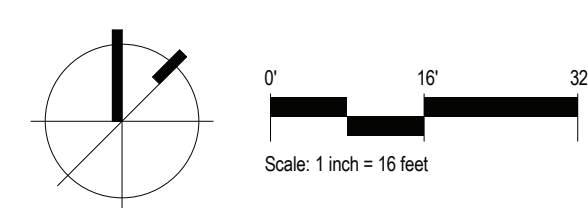
GROSS FLOOR AREA: 61,628 SF



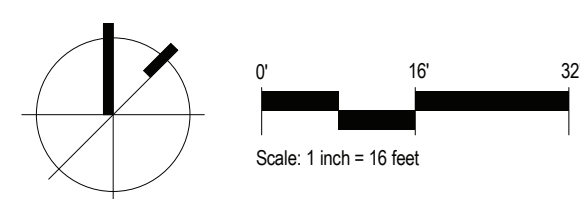
GROSS FLOOR AREA: 62,949 SF



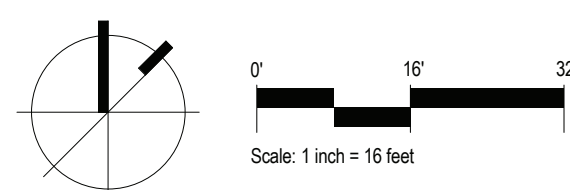
GROSS FLOOR AREA: 64,041 SF



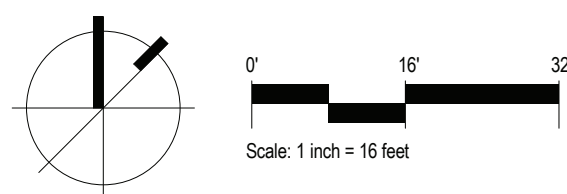
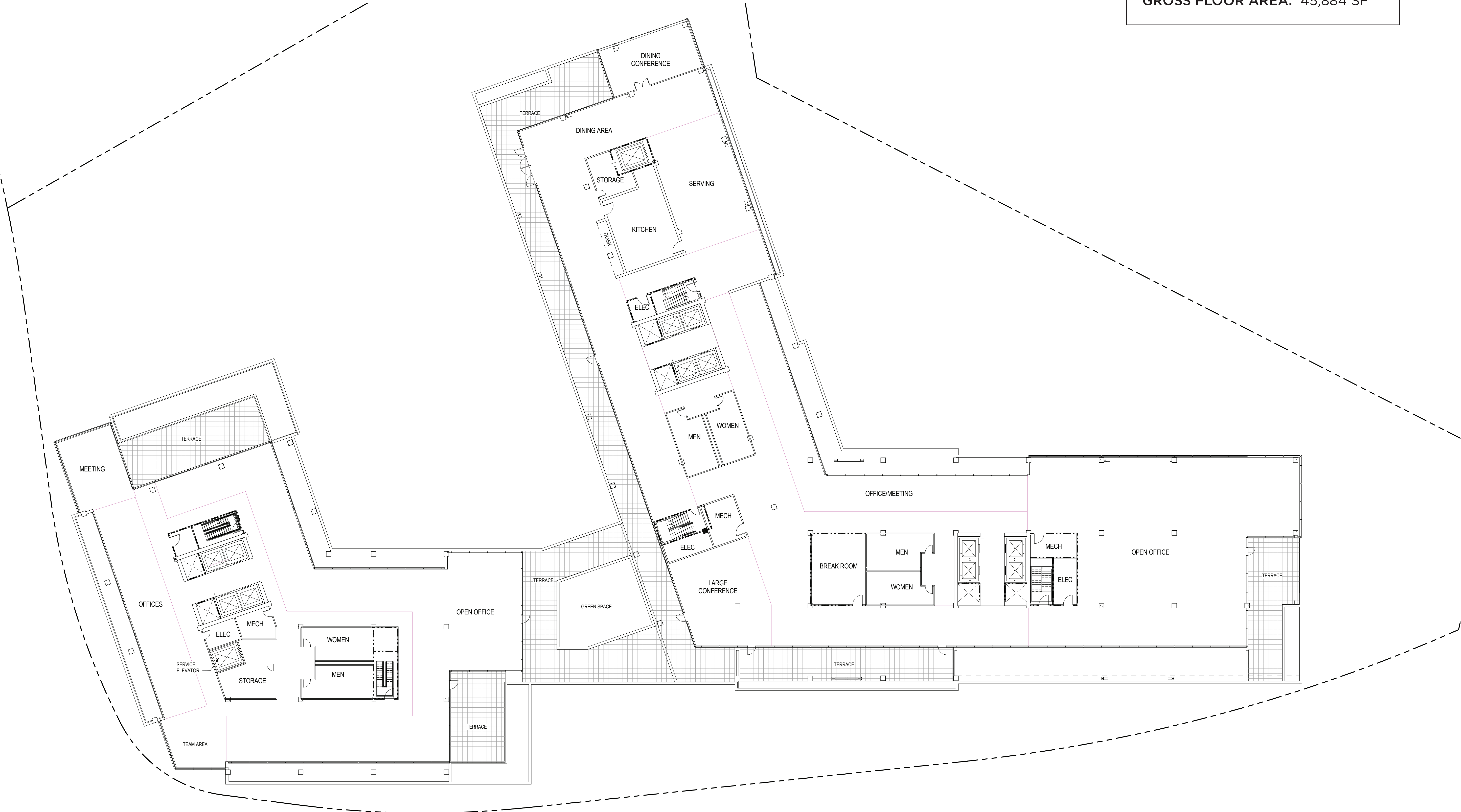
GROSS FLOOR AREA: 67,043 SF

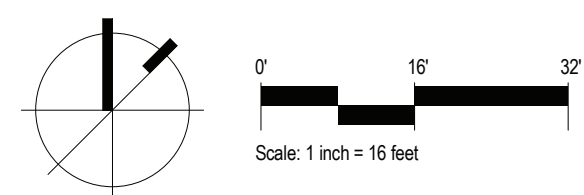
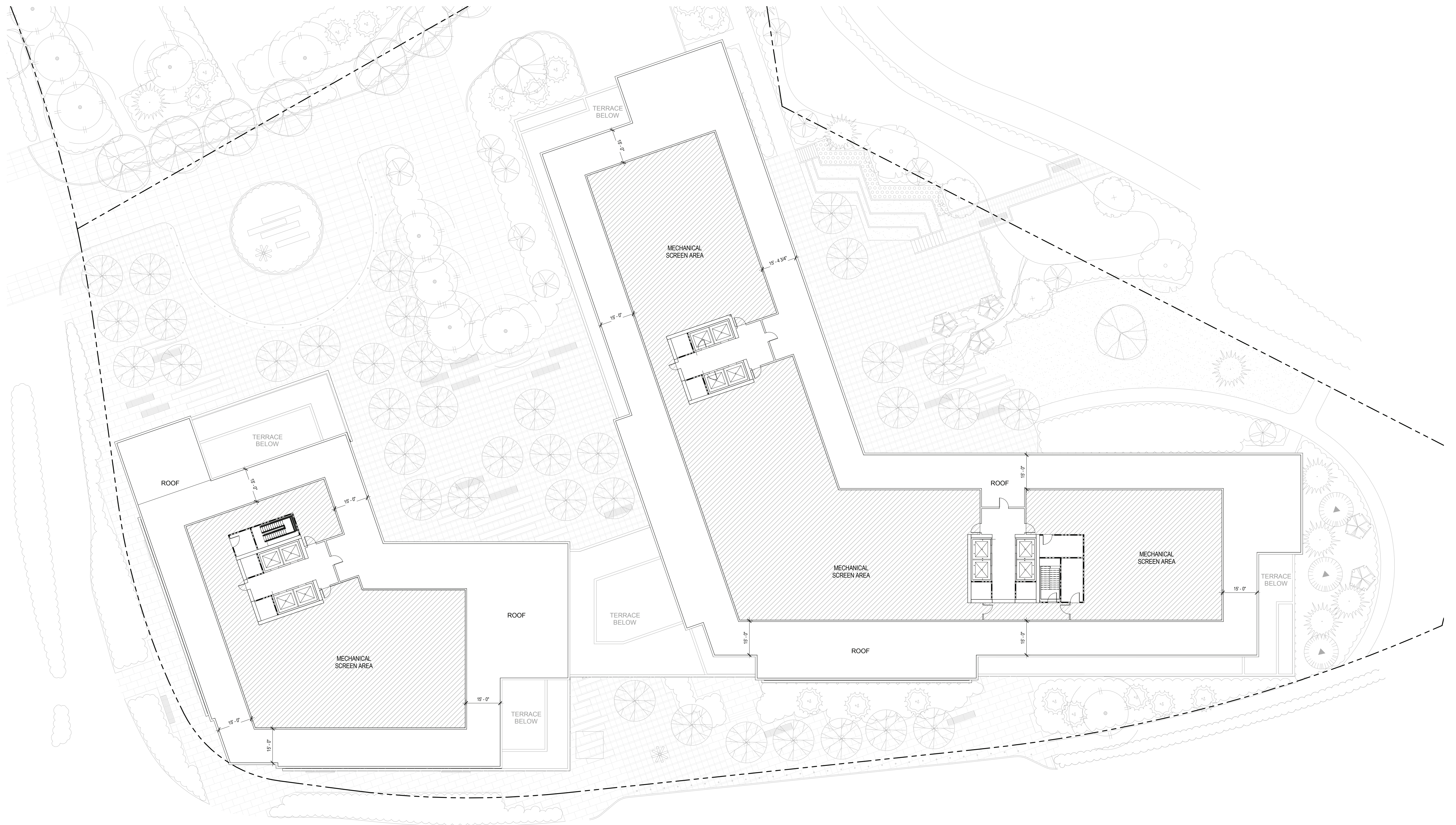


GROSS FLOOR AREA: 66,447 SF



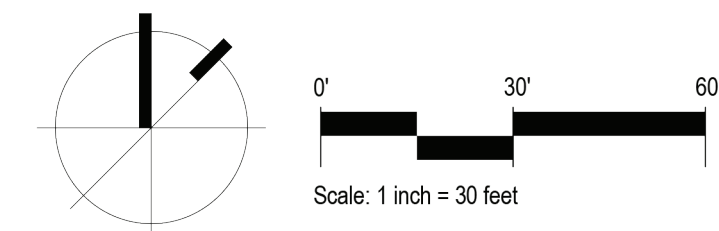
GROSS FLOOR AREA: 45,884 SF





TOTAL PARKING STALL COUNT: 1,772 STALLS
ADA STALLS: 28
MOTORCYCLE: 38
9X18: 1,706

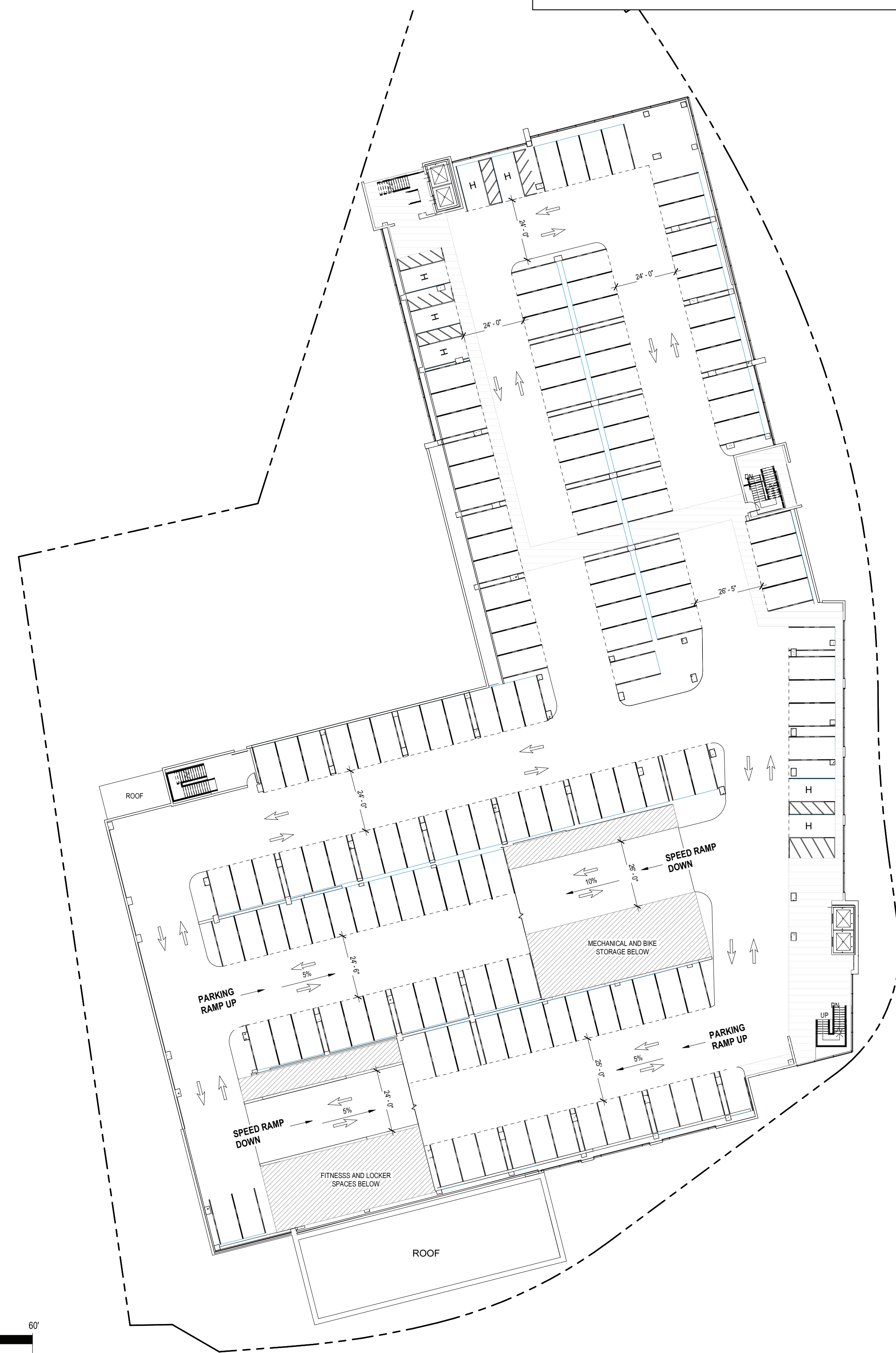
PARKING FLOOR AREA: 45,000 SF
FITNESS/EXHIBIT AREA: 30,000 SF
PARKING COUNT: 64 STALLS



LEVEL 1

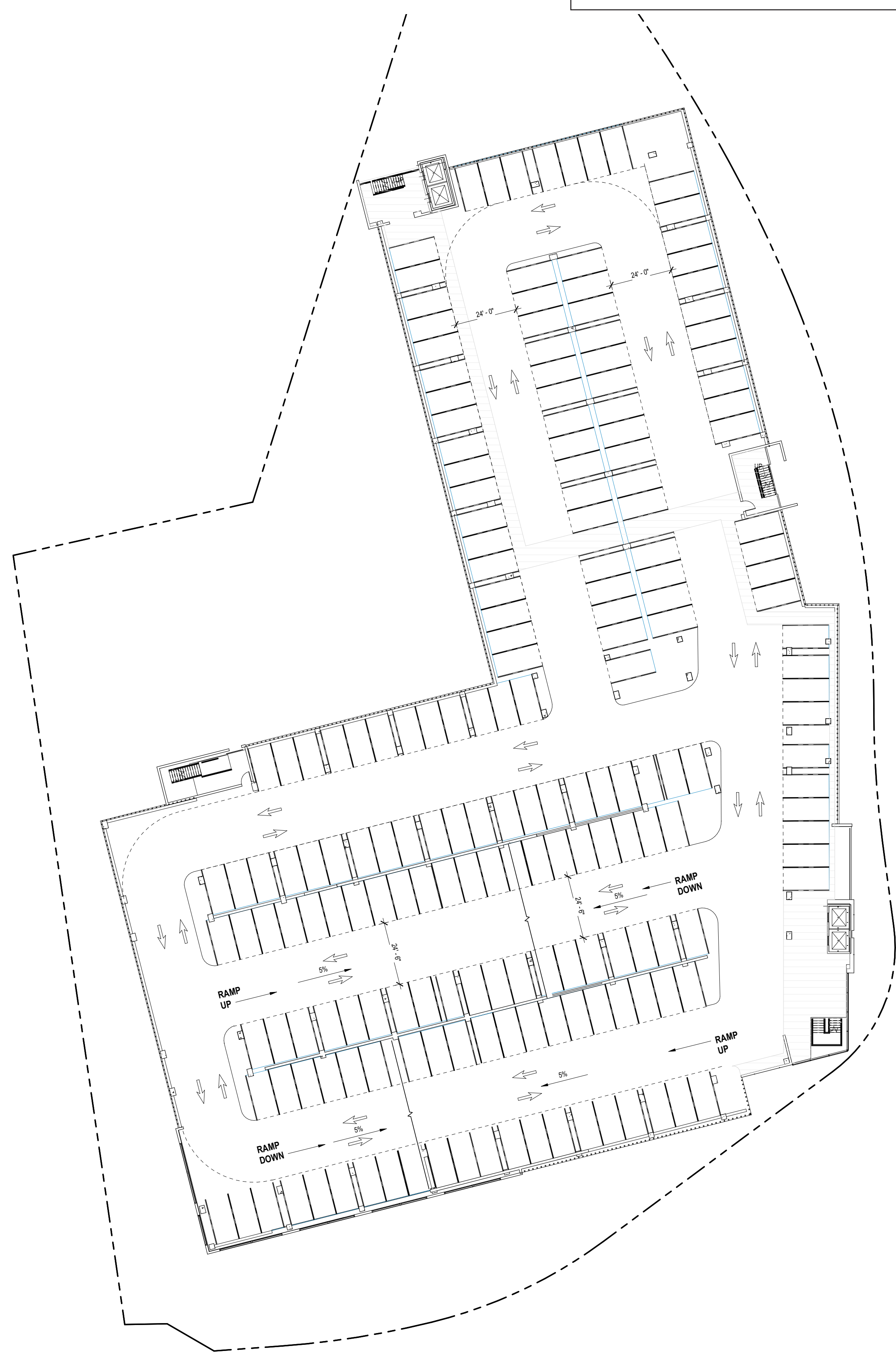


GROSS FLOOR AREA: 76,988 SF
PARKING COUNT: 112 STALLS



LEVEL 2

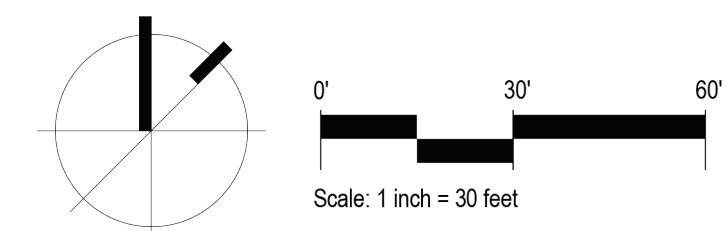
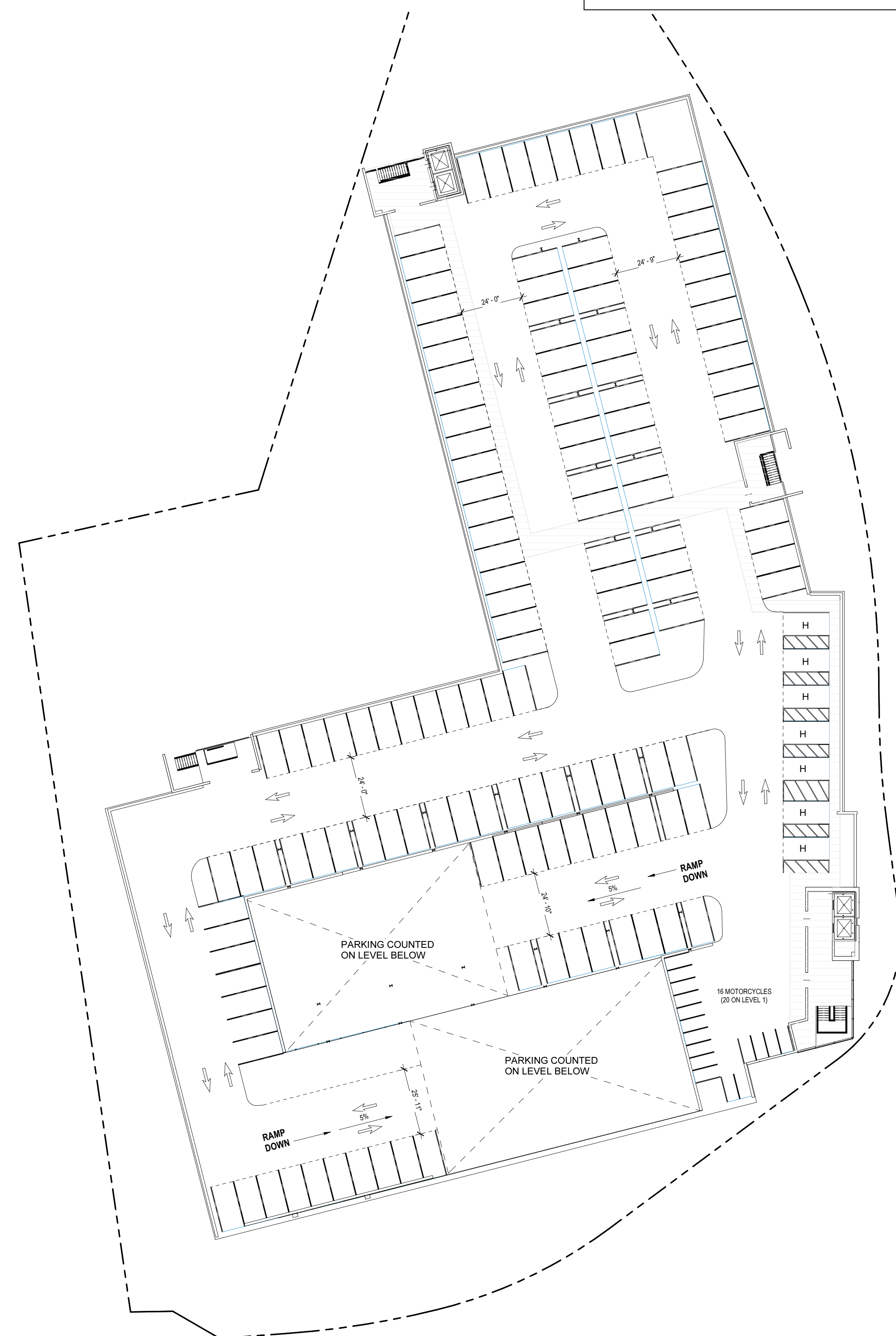
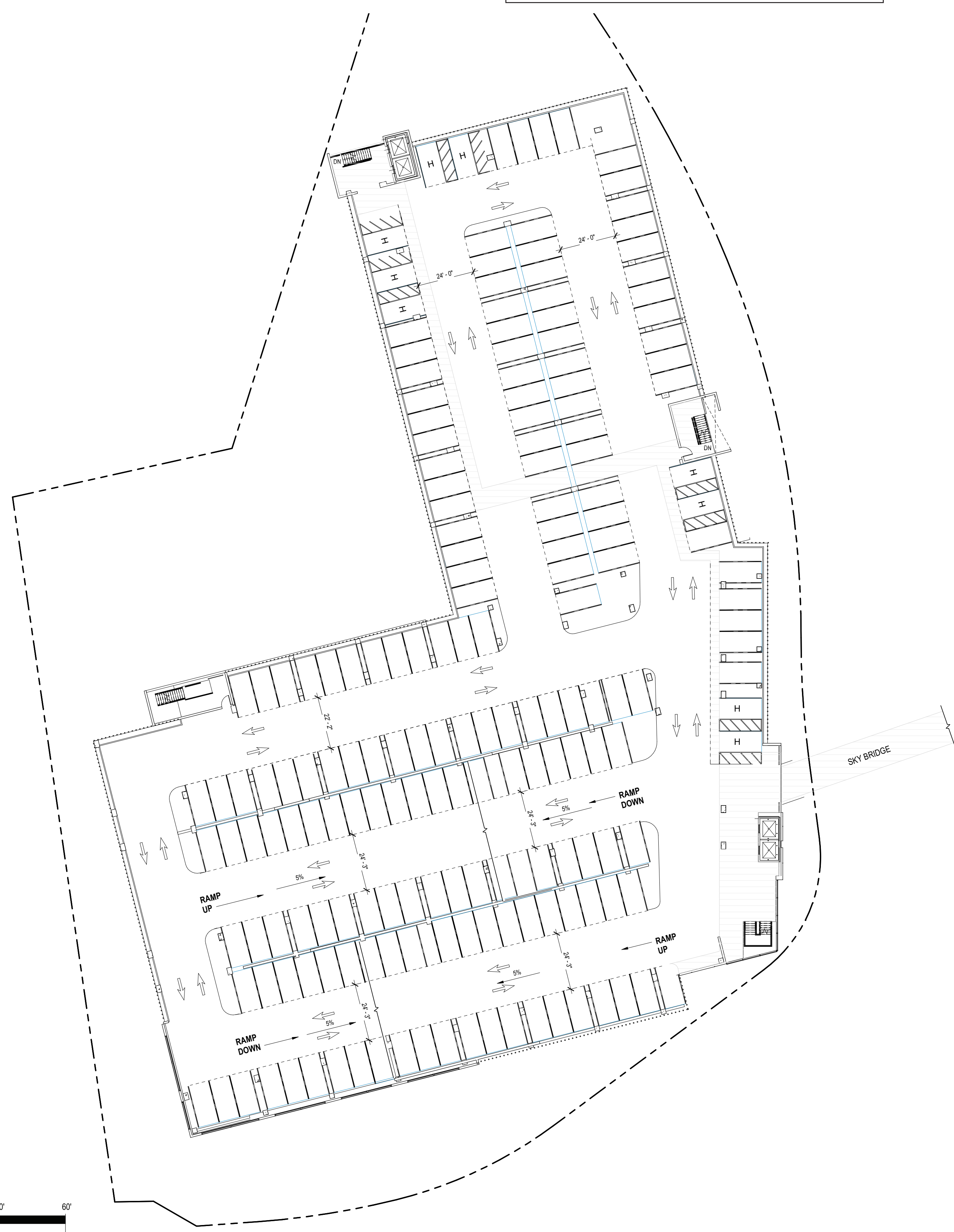
GROSS FLOOR AREA: 76,988 SF
PARKING COUNT: 196 STALLS



LEVEL 3 THROUGH LEVEL 9

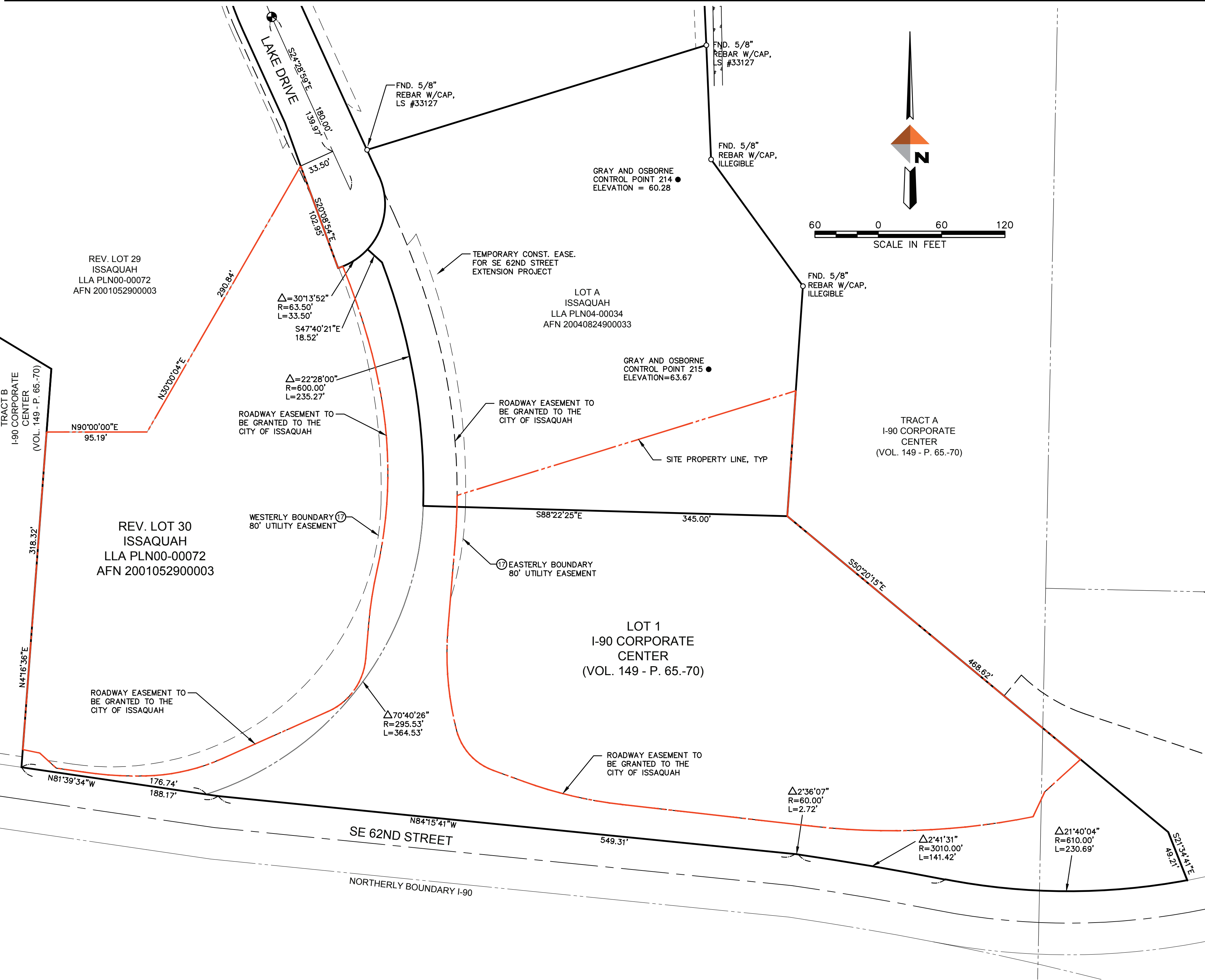
GROSS FLOOR AREA: 76,988 SF
PARKING COUNT: 192 STALLS

GROSS FLOOR AREA: 76,988 SF
PARKING COUNT: 219 STALLS

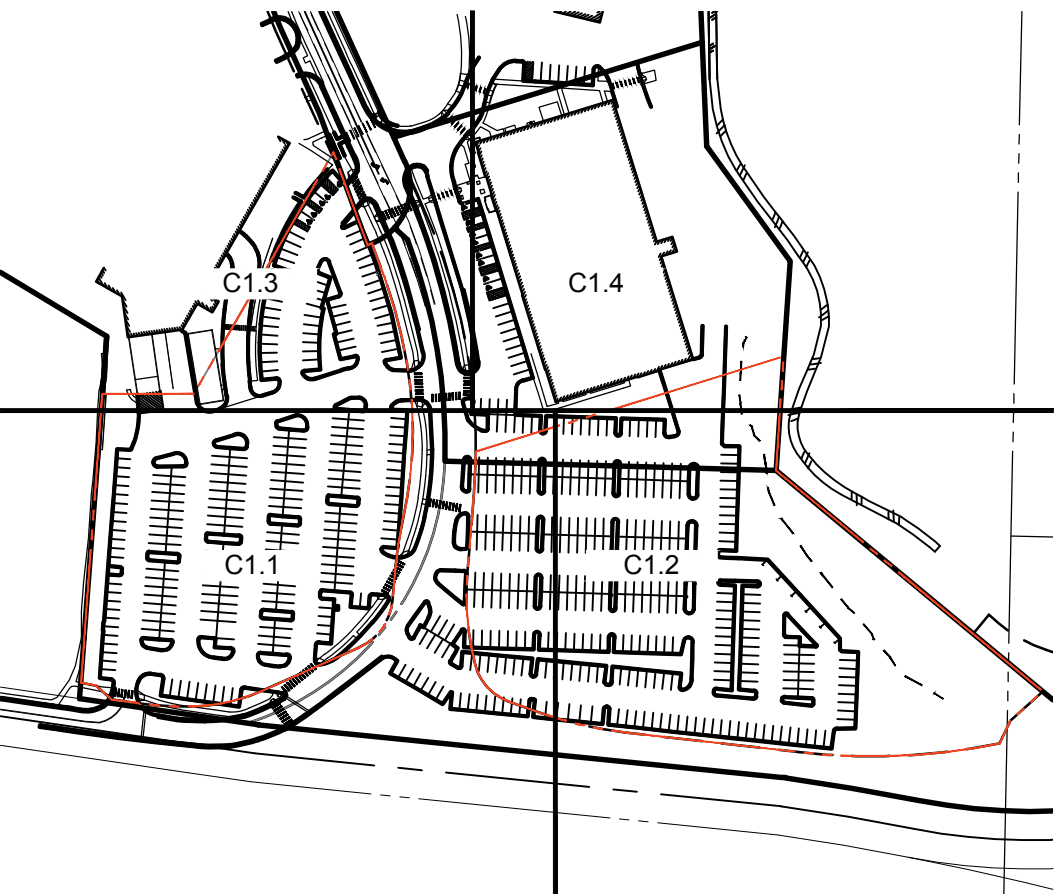


LEVEL 5 - BRIDGE CONNECTION TO OFFICE BUILDING

LEVEL 10



KEY MAP - 1"=200'



LEGEND

- SUBJECT PROPERTY BOUNDARY
- SITE PROPERTY LINE
- PROPERTY LINE (ADJACENT)
- CENTERLINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- STREET CL MONUMENT
- PROPERTY CORNER FOUND (AS NOTED)
- PROJECT CONTROL POINT (AS NOTED)
- EASEMENT REFERENCE #
- MEASURED DIMENSION
- COMPUTED DIMENSION
- DIMENSION FROM REF. DOC. #

VERTICAL CONTROL AND DATUM TABLE (NAVD 88)

SOURCE OF DATA: PLAN SET FOR CITY OF ISSAQUAH SE 62ND STREET EXTENSION IMPROVEMENTS, SURVEY CONTROL PLAN, SHEETS G-6 AND G-7.

REFERENCE BENCHMARKS:
GRAY AND OSBORNE CONTROL POINT 215
PK NAIL WITH WASHER, 25' NE OF SE BUILDING CORNER OF COSTCO TRADING BUILDING, 2' EAST OF CURB LINE
ELEVATION = 63.67 (FEET)

GRAY AND OSBORNE CONTROL POINT 214
PK NAIL WITH WASHER, 1' WEST OF EXTRUDED CURB, EAST OF LOADING DOCK ON THE EAST SIDE OF THE COSTCO TRADING BUILDING
ELEVATION = 60.28 (FEET)

SURVEY NOTES

THIS SURVEY WAS PERFORMED DURING THE MONTH OF MAY, 2017. ALL MONUMENTS SHOWN HEREON AS FOUND MONUMENTS WERE LOCATED DURING THE COURSE OF THAT SURVEY.

INSTRUMENTATION FOR THIS SURVEY WAS A LEICA AND A TOPCON 5 SECOND TOTAL STATION WITH ELECTRONIC MEASURING UNIT, AS WELL AS A TOPCON HIPER+ GPS UNIT.

PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.

THE UNDERGROUND UTILITIES SHOWN HEREON REPRESENT A COMBINATION OF RECORD INFORMATION AND FIELD LOCATES OF UNDERGROUND UTILITIES LOCATED BY A UTILITY LOCATING COMPANY. THE SURFACE VISIBLE UTILITIES WERE LOCATED IN THE FIELD, BUT ALL UNDERGROUND LINES ARE APPROXIMATIONS AT BEST. THERE MAY ALSO EXIST ADDITIONAL LINES THAT DID NOT APPEAR IN THE RECORDS OR WERE NOT DETECTED BY THE UTILITY LOCATING COMPANIES.

LEGAL DESCRIPTION

REVISED LOT 30 OF CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. PLN 00-00072, RECORDED MAY 22, 2001 UNDER RECORDING NO. 2001052290003, IN KING COUNTY, WASHINGTON.

AND

LOT 1, I-90 CORPORATE CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 149 OF PLATS, PAGES 65 THROUGH 70, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF LOT 1 CONVEYED TO THE CITY OF ISSAQUAH BY DEED RECORDED UNDER RECORDING NO. 19991220000849, IN KING COUNTY, WASHINGTON.

EASEMENTS FROM TITLE REPORT

5. POTENTIAL CHARGES, FOR THE KING COUNTY SEWAGE TREATMENT CAPACITY CHARGE, AS AUTHORIZED UNDER RCW 35.58 AND KING COUNTY CODE 28.84.050. SAID CHARGES COULD APPLY FOR ANY PROPERTY THAT CONNECTED TO THE KING COUNTY SEWER SERVICE AREA ON OR AFTER FEBRUARY 1, 1990.

NOTE: PROPERTIES LOCATED IN SNOHOMISH COUNTY AND PIERCE COUNTY MAY BE SUBJECT TO THE KING COUNTY SEWAGE TREATMENT CAPACITY CHARGES. TO VERIFY CHARGES CONTACT: (206) 296-1450 OR CAPCHARGE@CROWKINGCOUNTY.GOV.

6. FACILITY CHARGES, IF ANY, INCLUDING BUT NOT LIMITED TO HOOK-UP, OR CONNECTION CHARGES AND LATECOMER CHARGES FOR WATER OR SEWER FACILITIES OF SAMMAMISH PLATEAU WATER AND SEWER DISTRICT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20041201000040.

7. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES FOR S.E. 56TH STREET AS GRANTED BY DEED RECORDED NOVEMBER 10, 1959 UNDER RECORDING NO. 5101346.

8. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: RECORDING NO. 5313045 IN FAVOR OF: KING COUNTY FOR: THE RIGHT TO CONSTRUCT AND MAINTAIN A RIP-RAP BANK PROTECTION AND REMOVE DEBRIS ALONG THE LEFT BANK OF ISSAQUAH (CREEK) RIVER AND ALSO ANY REASONABLE ACCESS NECESSARY FOR RIVER IMPROVEMENT WORK SURVEYOR'S NOTE: DOES NOT AFFECT SUBJECT PROPERTIES

9. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: RECORDING NO. 5627092 IN FAVOR OF: KING COUNTY FOR: THE RIGHT TO ENTER UPON THE ABOVE DESCRIBED LAND TO CONSTRUCT, RECONSTRUCT, MAINTAIN AND REPAIR A BANK PROTECTION AND/OR OTHER FLOOD CONTROL WORKS SURVEYOR'S NOTE: DOES NOT LIE WITHIN SUBJECT PROPERTIES BUT GRANTS ACCESS ACROSS SUBJECT PROPERTIES.

10. RESERVATION OF ALL EXISTING AND FUTURE RIGHTS TO LIGHT, VIEW AND AIR, TOGETHER WITH THE RIGHTS OF ACCESS TO AND FROM THE STATE HIGHWAY CONSTRUCTED ON LANDS CONVEYED IN DEED FROM THE STATE OF WASHINGTON: RECORDED: AUGUST 29, 1967 RECORDING NO.: RECORDING NO. 6226193 SURVEYOR'S NOTE: DOES NOT AFFECT SUBJECT PROPERTIES

11. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS: RECORDED: SEPTEMBER 17, 1987 RECORDING NO.: 8709171032 DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 12, 1993 AS RECORDING NO. 931120542 OF OFFICIAL RECORDS. SURVEYOR'S NOTE: SAID INSTRUMENT CONTAINS NO EASEMENTS WHICH AFFECT PROPERTIES

12. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS: RECORDED: NOVEMBER 3, 1989 RECORDING NO.: 891103045 SURVEYOR'S NOTE: SAID INSTRUMENT CONTAINS NO EASEMENTS WHICH AFFECT PROPERTIES

13. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT RELATING TO DEDICATION OF FIRE STATION SYSTEM" RECORDED NOVEMBER 29, 1989 AS 8911291595 OF OFFICIAL RECORDS. SURVEYOR'S NOTE: SAID INSTRUMENT CONTAINS NO EASEMENTS WHICH AFFECT PROPERTIES

14. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT RELATING TO RESTORATION OF PICKERING BARN" RECORDED NOVEMBER 29, 1989 AS 8911291596 OF OFFICIAL RECORDS. SURVEYOR'S NOTE: SAID INSTRUMENT CONTAINS NO EASEMENTS WHICH AFFECT PROPERTIES

15. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS: RECORDED: NOVEMBER 29, 1989 RECORDING NO.: 8911291596 SURVEYOR'S NOTE: SAID INSTRUMENT CONTAINS NO EASEMENTS WHICH AFFECT PROPERTIES

16. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "INDEMNITY AGREEMENT" RECORDED NOVEMBER 29, 1989 AS 8911291598 OF OFFICIAL RECORDS. SURVEYOR'S NOTE: SAID INSTRUMENT CONTAINS NO EASEMENTS WHICH AFFECT PROPERTIES

17. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE THE PLAT OF I-90 CORPORATE CENTER RECORDED IN VOLUME 149 OF PLATS, PAGE 65 THROUGH 70, IN KING COUNTY, WASHINGTON. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MARCH 17, 1995 AS 9503170739 AND 9503170740 OF OFFICIAL RECORDS. SURVEYOR'S NOTE: EASEMENTS FROM SAID PLAT WHICH AFFECT SUBJECT PROPERTY ARE SHOWN HEREON. INSTRUMENT RECORDED UNDER AFN 9503170739 ALLOWS FOR RELOCATION OF THE 80 FOOT WIDE UTILITY EASEMENT. INSTRUMENT RECORDED UNDER AFN 9503170740 ALLOWS FOR RELOCATION OF THE EMERGENCY ACCESS EASEMENT, WHICH IS A BLANKET EASEMENT LISTED ON THE PLAT.

18. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: MAY 15, 1990 AS RECORDING NO. 9005150600 IN FAVOR OF: PUGET SOUND POWER AND LIGHT COMPANY FOR: UNDERGROUND ELECTRIC SYSTEM AFFECTS: A STRIP OF LAND 10 FEET IN WIDTH, LYING PARALLEL WITH AND ADJOINING ALL PUBLIC STREET AND ROAD RIGHTS OF WAY SURVEYOR'S NOTE: DOES NOT AFFECT SUBJECT PROPERTIES

19. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: MAY 15, 1990 AS RECORDING NO. 9005150605 IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY FOR: UNDERGROUND ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEM SURVEYOR'S NOTE: DOES NOT AFFECT SUBJECT PROPERTIES

20. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: OCTOBER 16, 1990 UNDER RECORDING NO. 9010160617 IN FAVOR OF: CITY OF ISSAQUAH FOR: WATERMAIN SURVEYOR'S NOTE: DOES NOT AFFECT SUBJECT PROPERTIES

21. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "CONSENT TO LOCAL IMPROVEMENT DISTRICTS" RECORDED DECEMBER 24, 1990 AS RECORDING NO. 9012240091 OF OFFICIAL RECORDS. SURVEYOR'S NOTE: SAID INSTRUMENT CONTAINS NO EASEMENTS WHICH AFFECT PROPERTIES

22. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS" RECORDED AUGUST 12, 1993 AS RECORDING NO. 9308122104 OF OFFICIAL RECORDS. SAID DOCUMENT WAS ALSO RECORDED AUGUST 25, 1993 AS RECORDING NO. 9308250362. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED OCTOBER 1, 1995 AS 9510171068 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 16, 1995 AS RECORDING NO. 951160932 OF OFFICIAL RECORDS. SURVEYOR'S NOTE: SAID INSTRUMENT CONTAINS NO EASEMENTS WHICH AFFECT PROPERTIES

23. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS: RECORDED: NOVEMBER 16, 1993 RECORDING NO.: 9311161931 SAID INSTRUMENT AMENDS AND SUPERSEDES THOSE RESTRICTIONS RECORDED UNDER RECORDING NO. 8911220228. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED AS 9411290997, 9412010732, 9412020703, 9501130769, 9510270551, 20111209000159, 20120425001959, 20120430001541, 20150407001413 AND 20150407001414 OF OFFICIAL RECORDS. SURVEYOR'S NOTE: SAID INSTRUMENT CONTAINS NO EASEMENTS WHICH AFFECT PROPERTIES.

24. A DOCUMENT ENTITLED "RECIPROCAL ACCESS EASEMENT AGREEMENT", EXECUTED BY AND BETWEEN I-90 ASSOCIATES LIMITED PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP AND COH-CARE, A WASHINGTON NON-PROFIT CORPORATION RECORDED NOVEMBER 16, 1993, AS INSTRUMENT NO. RECORDING NO. 9311161932 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MARCH 17, 1995 AS RECORDING NO. 9503170733 OF OFFICIAL RECORDS. SURVEYOR'S NOTE: SAID INSTRUMENT DOES NOT AFFECT SUBJECT PROPERTIES

25. A DOCUMENT ENTITLED "SIGN EASEMENT AGREEMENT AND COVENANTS", EXECUTED BY AND BETWEEN I-90 ASSOCIATES LIMITED PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP AND COH-CARE, A WASHINGTON NON-PROFIT CORPORATION RECORDED NOVEMBER 16, 1993, AS INSTRUMENT NO. RECORDING NO. 9311161933 OF OFFICIAL RECORDS. SURVEYOR'S NOTE: SAID INSTRUMENT DOES NOT AFFECT SUBJECT PROPERTIES

EASEMENTS FROM TITLE REPORT

26. A DOCUMENT ENTITLED "EXCESS PERMEABLE SPACE EASEMENT AGREEMENT", EXECUTED BY AND BETWEEN PRICE COMPANY AND I-90 ASSOCIATES LIMITED PARTNERSHIP RECORDED NOVEMBER 16, 1993, AS INSTRUMENT NO. RECORDING NO. 9311161935 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 16, 1993 AS RECORDING NO. 9311161936 OF OFFICIAL RECORDS. SURVEYOR'S NOTE: SAID INSTRUMENT DOES NOT AFFECT SUBJECT PROPERTIES

27. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "SIGN EASEMENT AGREEMENT" RECORDED NOVEMBER 16, 1993 AS RECORDING NO. 9311161939 OF OFFICIAL RECORDS. SURVEYOR'S NOTE: SAID INSTRUMENT DOES NOT AFFECT SUBJECT PROPERTIES

28. A DOCUMENT ENTITLED "AGREEMENT TO SHARE COSTS AND TO PERMIT CONSTRUCTION OF WET LANDS", EXECUTED BY AND BETWEEN PRICE COMPANY, A CALIFORNIA CORPORATION AND COH-CARE, A WASHINGTON NON-PROFIT CORPORATION RECORDED NOVEMBER 16, 1993, AS INSTRUMENT NO. RECORDING NO. 9311161940 OF OFFICIAL RECORDS. SURVEYOR'S NOTE: SAID INSTRUMENT DOES NOT AFFECT SUBJECT PROPERTIES

29. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ORDINANCE NO. 2018" RECORDED MARCH 1, 1994 AS RECORDING NO. 9403011555 OF OFFICIAL RECORDS. SURVEYOR'S NOTE: SAID INSTRUMENT DOES NOT AFFECT SUBJECT PROPERTIES

30. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS: RECORDED: APRIL 28, 1994 RECORDING NO.: 9404280806 DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 29, 1994 AS 9411291001 OF OFFICIAL RECORDS. SURVEYOR'S NOTE: SAID INSTRUMENTS CONTAINS NO EASEMENTS AFFECTING PROPERTIES

31. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT REGARDING USE RESTRICTIONS" RECORDED AUGUST 4, 1994 AS RECORDING NO. 9408040767 OF OFFICIAL RECORDS. SURVEYOR'S NOTE: SAID INSTRUMENTS CONTAINS NO EASEMENTS AFFECTING PROPERTIES

32. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: AUGUST 12, 1994 UNDER RECORDING NO. 9408120234 IN FAVOR OF: PUGET SOUND POWER AND LIGHT COMPANY FOR: UNDERGROUND ELECTRIC SYSTEM SURVEYOR'S NOTE: SAID INSTRUMENT DOES NOT AFFECT SUBJECT PROPERTIES

33. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "STORM WATER OUTFLOW PIPE EASEMENT AGREEMENT" RECORDED MARCH 3, 1995 AS RECORDING NO. 9503030849 OF OFFICIAL RECORDS. SURVEYOR'S NOTE: SAID INSTRUMENT DOES NOT AFFECT SUBJECT PROPERTIES

34. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT REGARDING RESTAURANT USE RESTRICTIONS" RECORDED MARCH 3, 1995 AS RECORDING NO. 9503030850 OF OFFICIAL RECORDS. SURVEYOR'S NOTE: SAID INSTRUMENTS CONTAINS NO EASEMENTS AFFECTING PROPERTIES

35. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL ACCESS EASEMENT AGREEMENT" RECORDED MARCH 3, 1995 AS RECORDING NO. 9503030853 OF OFFICIAL RECORDS. SURVEYOR'S NOTE: SAID INSTRUMENT DOES NOT AFFECT SUBJECT PROPERTIES

37. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "BIOSWALE EASEMENT AGREEMENT" RECORDED MARCH 17, 1995 AS RECORDING NO. 9503170730 OF OFFICIAL RECORDS. SURVEYOR'S NOTE: SAID INSTRUMENT DOES NOT AFFECT SUBJECT PROPERTIES

38. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AND AGREEMENT FOR PUBLIC RESTROOMS" RECORDED MARCH 17, 1995 AS RECORDING NO. 9503170737 OF OFFICIAL RECORDS. SURVEYOR'S NOTE: SAID INSTRUMENT DOES NOT AFFECT SUBJECT PROPERTIES

39. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: MARCH 12, 1996 UNDER RECORDING NO. 9603121853 IN FAVOR OF: CITY OF ISSAQUAH FOR: WATERMAIN SURVEYOR'S NOTE: SAID INSTRUMENT DOES NOT AFFECT SUBJECT PROPERTIES

40. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS: RECORDED: APRIL 3, 1996 RECORDING NO.: 9604030495 SURVEYOR'S NOTE: SAID INSTRUMENT CONTAINS NO EASEMENTS

41. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: SEPTEMBER 29, 1998 UNDER RECORDING NO. 9809291054 IN FAVOR OF: US WEST COMMUNICATIONS FOR: TELECOMMUNICATION FACILITIES SURVEYOR'S NOTE: SAID INSTRUMENT DOES NOT AFFECT SUBJECT PROPERTIES

42. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESERVING COVENANT" RECORDED JUNE 21, 1999 AS 19990621001966 OF OFFICIAL RECORDS. SURVEYOR'S NOTE: SAID INSTRUMENT CONTAINS NO EASEMENTS

43. A DOCUMENT ENTITLED "PUBLIC RECREATION AND TRAIL EASEMENT AGREEMENT", EXECUTED BY AND BETWEEN COSTCO WHOLESALE CORPORATION AND CITY OF ISSAQUAH RECORDED DECEMBER 20, 1999, AS INSTRUMENT NO. 19991220000850 OF OFFICIAL RECORDS. SURVEYOR'S NOTE: SAID EASEMENT LIES WITHIN AREA OF LOT 1 NOW DEDICATED TO THE CITY OF ISSAQUAH FOR RIGHT OF WAY

44. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: JANUARY 23, 2008 UNDER RECORDING NO. 20080123001068 IN FAVOR OF: PUGET SOUND ENERGY, INC. FOR: TRANSMISSION, DISTRIBUTION AND SALE OF ELECTRICITY SURVEYOR'S NOTE: SAID INSTRUMENT DOES NOT AFFECT SUBJECT PROPERTIES

45. RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. PLN11-00006 RECORDED UNDER RECORDING NO. 20110414900003, IN KING COUNTY, WASHINGTON. SURVEYOR'S NOTE: SAID INSTRUMENT CONTAINS NO EASEMENTS AFFECTING PROPERTIES

46. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT NOT TO SUE FLOOD HAZARD AREAS" RECORDED MARCH 28, 2012 AS 20120328000862 OF OFFICIAL RECORDS. SURVEYOR'S NOTE: SAID INSTRUMENT CONTAINS NO EASEMENTS AFFECTING PROPERTIES

47. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING INFORMATION: JULY 11, 2014 UNDER RECORDING NO. 20140711000229 IN FAVOR OF: CITY OF ISSAQUAH FOR: WATERMAIN SURVEYOR'S NOTE: SAID INSTRUMENT DOES NOT AFFECT SUBJECT PROPERTIES

48. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF DEVELOPMENT AGREEMENT" RECORDED MAY 11, 2015 AS RECORDING NO. 20150511001658 OF OFFICIAL RECORDS. SURVEYOR'S NOTE: SAID INSTRUMENT CONTAINS NO EASEMENTS AFFECTING PROPERTIES

49. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN: RECORDING DATE: JANUARY 22, 2015 RECORDING INFORMATION: 20150122000727 IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION FOR: UTILITY SYSTEMS FOR THE PURPOSES OF TRANSMISSION, DISTRIBUTION AND SALE OF ELECTRICITY SURVEYOR'S NOTE: SAID INSTRUMENT DOES NOT AFFECT SUBJECT PROPERTIES

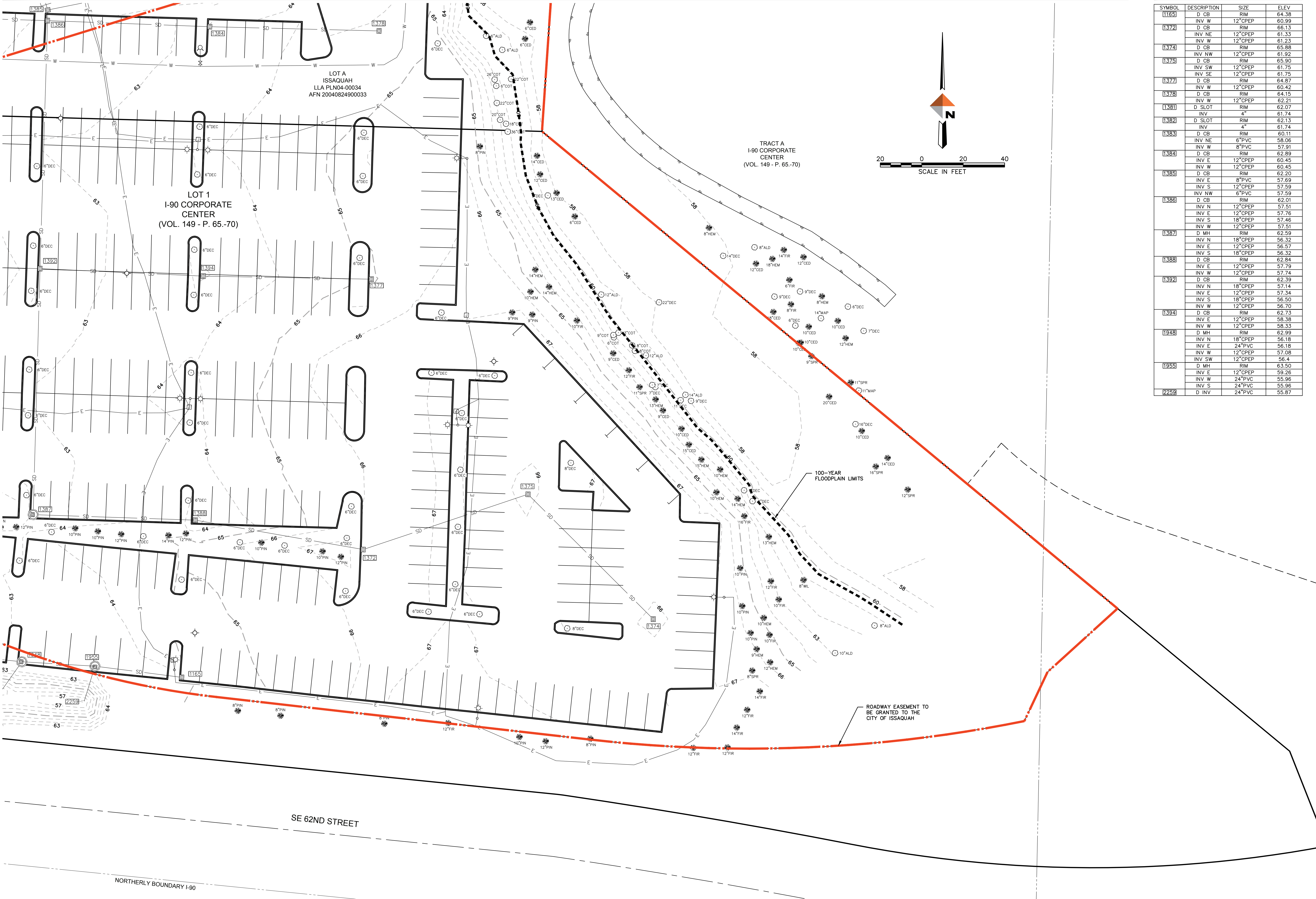
REFERENCE DOCUMENTS

- 1) COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE COMPANY, FILE NO. NCS-843477-WA1, DATED MARCH 28, 2017
- 2) PLAT OF I-90 CORPORATE CENTER, RECORDED IN VOLUME 149 OF PLATS, PAGES 65 THROUGH 70, RECORDS OF KING COUNTY, WASHINGTON.
- 3) CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. PLN 00-00072, RECORDED UNDER RECORDING NO. 2001052290003, IN KING COUNTY, WASHINGTON.
- 4) CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. PLN04-00034, RECORDED UNDER RECORDING NO. 20040824900033, IN KING COUNTY, WASHINGTON.
- 5) CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. PLN11-00006, RECORDED APRIL 14, 2011 UNDER RECORDING NO. 20110414900003, IN KING COUNTY, WASHINGTON.



SYMBOL	DESCRIPTION	SIZE	ELEV
1385	D CB	RIM	62.20
	INV E	8"PVC	57.69
	INV S	12"CPEP	57.59
	INV NW	6"PVC	57.59
1386	D CB	RIM	62.01
	INV N	12"CPEP	57.51
	INV E	12"CPEP	57.76
	INV S	18"CPEP	57.46
1387	INV W	12"CPEP	57.51
	D MH	RIM	62.59
	INV N	18"CPEP	56.32
	INV E	12"CPEP	56.57
1391	INV S	18"CPEP	56.32
	D CB	RIM	59.90
	INV E	12"CPEP	57.55
	INV W	12"DI	57.55
1392	D CB	RIM	62.39
	INV N	18"CPEP	57.14
	INV E	12"CPEP	57.34
	INV S	18"CPEP	56.50
1465	INV W	12"CPEP	56.70
	D CB	RIM	60.54
	INV E	12"CPEP	57.84
	INV W	12"DI	57.84
1510	D CB	RIM	59.87
	INV S	12"ADS	57.52
	D CB	RIM	60.82
	INV E	12"DI	58.62
1598	D CB	RIM	60.14
	INV E	12"DI	57.51
	D CB	RIM	58.30
	INV N	12"PVC	54.66
1599	INV SW	12"PVC	54.66
	D CB	RIM	58.16
	INV S	12"PVC	54.85
	D CB	RIM	58.30
1930	INV N	12"PVC	54.45
	D CB	RIM	58.29
	INV S	12"PVC	54.04
	INV W	18"CPEP	53.99
1931	D CB	RIM	58.06
	INV N	12"CPEP	53.06
	INV E	12"CPEP	53.06
	INV S	12"CPEP	53.06
1932	INV W	18"CPEP	52.92
	D CB	RIM	58.38
	INV N	12"CPEP	53.72
	D MH	RIM	57.59
1933	INV N	12"CPEP	52.29
	INV E	18"CPEP	52.24
	INV S	18"CPEP	52.19
	D MH	RIM	56.65
1934	INV N	18"CPEP	51.80
	INV S	18"CPEP	51.70
	D MH	RIM	56.71
	INV N	18"CPEP	51.00
1935	INV NE	12"CPEP	51.70
	INV SW	18"CPEP	51.00
	D CB	RIM	58.20
	INV S	12"CPEP	53.40
1936	INV SW	12"CPEP	53.40
	D MH	RIM	59.65
	INV N	12"CPEP	53.60
	INV E	12"PVC	53.60
1937	INV S	12"PVC	55.85
	INV SW	12"PVC	53.65
	D CB	RIM	58.52
	INV N	12"PVC	56.00
1938	D CB	RIM	58.19
	INV NE	8"DI	55.79
	D CB	RIM	59.61
	INV NE	12"PVC	53.91
1939	INV SW	8"DI	54.71
	INV W	12"PVC	53.66
	D MH	RIM	59.33
	INV E	24"ADS	53.63
1940	INV W	24"ADS	53.63
	D MH	RIM	60.84
	INV S	18"PVC	55.60
	INV W	24"ADS	54.04
1941	D CB	RIM	60.60.86
	INV SE	12"CPEP	57.46
	D CB	RIM	60.93
	INV N	12"ADS	57.38
1942	INV E	12"CPEP	57.33
	INV NW	12"CPEP	57.38
	D MH	RIM	62.99
	INV N	18"CPEP	56.18
1943	INV E	24"PVC	56.18
	INV W	12"CPEP	57.08
	INV SW	12"CPEP	56.4
	D MH	RIM	63.50
1944	INV E	12"CPEP	59.26
	INV W	24"PVC	55.96
	INV S	24"PVC	55.96
	D CB	RIM	59.75
1945	INV N	12"PVC	53.85
	D MH	RIM	58.70
	INV E	24"ADS	52.65
	INV N	24"ADS	52.65
1946	D CB	RIM	58.39
	INV SW	12"PVC	55.35
	D MH	RIM	58.18
	INV NE	12"PVC	53.78
1947	INV E	24"ADS	51.38
	INV N	24"ADS	46.98
	INV W	12"ADS'S1.53	
	D INV	18"CPEP	50.87
2140	D INV	24"PVC	55.87
	D INV	12"PVC	56.66
	D INV	18"PVC	55.71
	D INV	18"PVC	55.71

SANITARY SEWER TABLE			
SYMBOL	DESCRIPTION	SIZE	ELEV
1470	D INV	18"PVC	60.87
	INV N	8"PVC	50.32
	INV E	8"PVC	50.42
2573	S MH	RIM	58.17
	INV NE	6"PVC	50.08
	INV NW	6"PVC	50.18

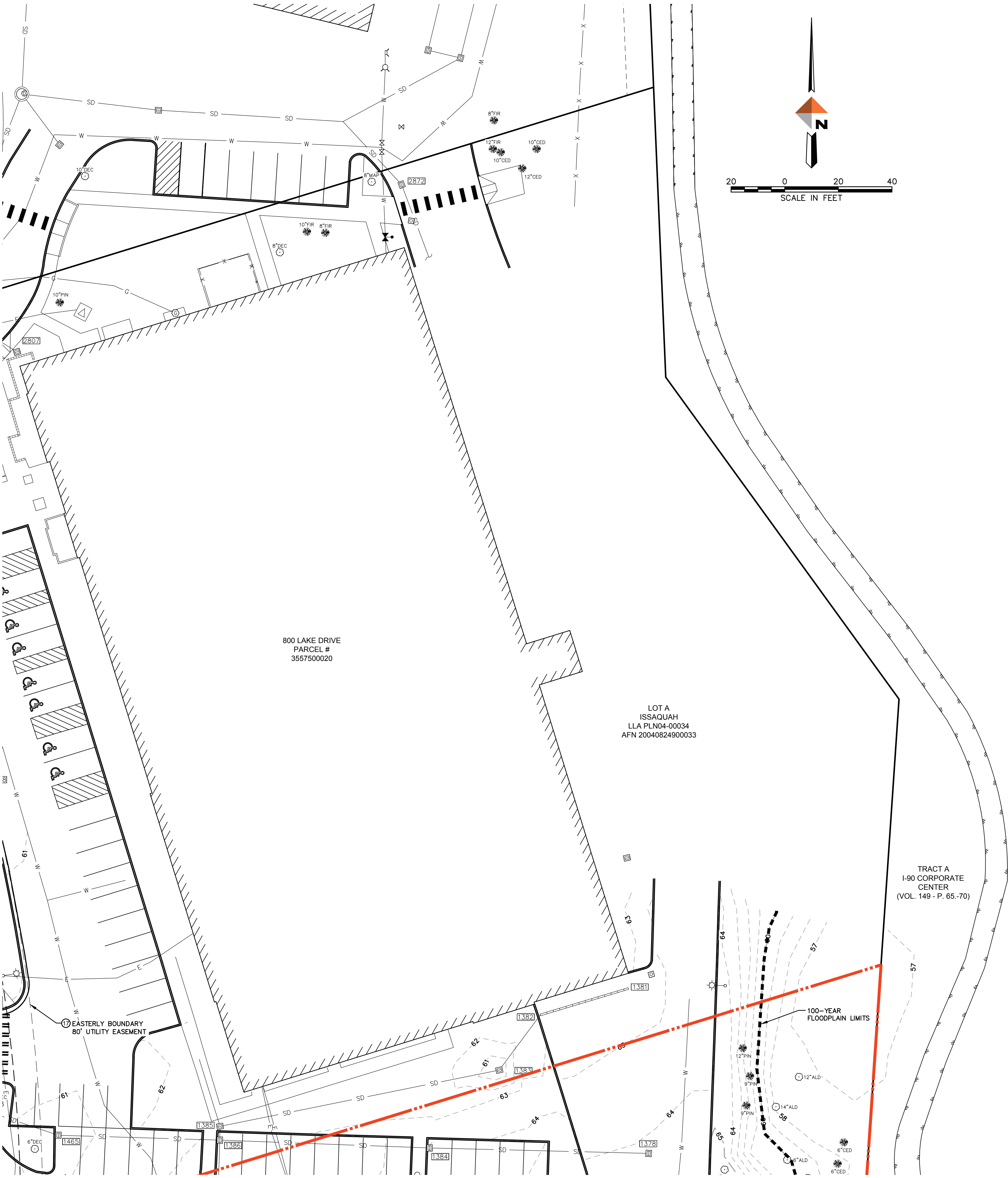


SYMBOL	DESCRIPTION	SIZE	ELEV
1165	D CB	RIM	64.38
	INV W	12" CPEP	60.99
	D CB	RIM	66.13
1372	INV NE	12" CPEP	61.33
	INV W	12" CPEP	61.23
1374	D CB	RIM	65.88
	INV NW	12" CPEP	61.92
1375	D CB	RIM	65.90
	INV SW	12" CPEP	61.75
	INV SE	12" CPEP	61.75
1377	D CB	RIM	64.87
	INV W	12" CPEP	60.42
1378	D CB	RIM	64.15
	INV W	12" CPEP	62.21
1381	D SLOT	RIM	62.07
	INV	4"	61.74
1382	D SLOT	RIM	62.13
	INV	4"	61.74
1383	D CB	RIM	60.11
	INV NE	6" PVC	58.06
	INV W	8" PVC	57.91
1384	D CB	RIM	62.89
	INV E	12" CPEP	60.45
	INV W	12" CPEP	60.45
1385	D CB	RIM	62.20
	INV E	8" PVC	57.69
	INV S	12" CPEP	57.59
	INV NW	6" PVC	57.59
1386	D CB	RIM	62.01
	INV N	12" CPEP	57.51
	INV E	12" CPEP	57.76
	INV S	18" CPEP	57.46
	INV W	12" CPEP	57.51
1387	D MH	RIM	62.59
	INV N	18" CPEP	56.32
	INV E	12" CPEP	56.57
	INV S	18" CPEP	56.32
1388	D CB	RIM	62.84
	INV E	12" CPEP	57.79
	INV W	12" CPEP	57.74
1392	D CB	RIM	62.39
	INV N	18" CPEP	57.14
	INV E	12" CPEP	57.34
	INV S	18" CPEP	56.50
	INV W	12" CPEP	56.70
1394	D CB	RIM	62.73
	INV E	12" CPEP	58.38
	INV W	12" CPEP	58.33
1948	D MH	RIM	62.99
	INV N	18" CPEP	56.18
	INV E	24" PVC	56.18
	INV W	12" CPEP	57.08
	INV SW	12" CPEP	56.4
1955	D MH	RIM	63.50
	INV E	12" CPEP	59.26
	INV W	24" PVC	55.96
	INV S	24" PVC	55.96
2259	D INV	24" PVC	55.87



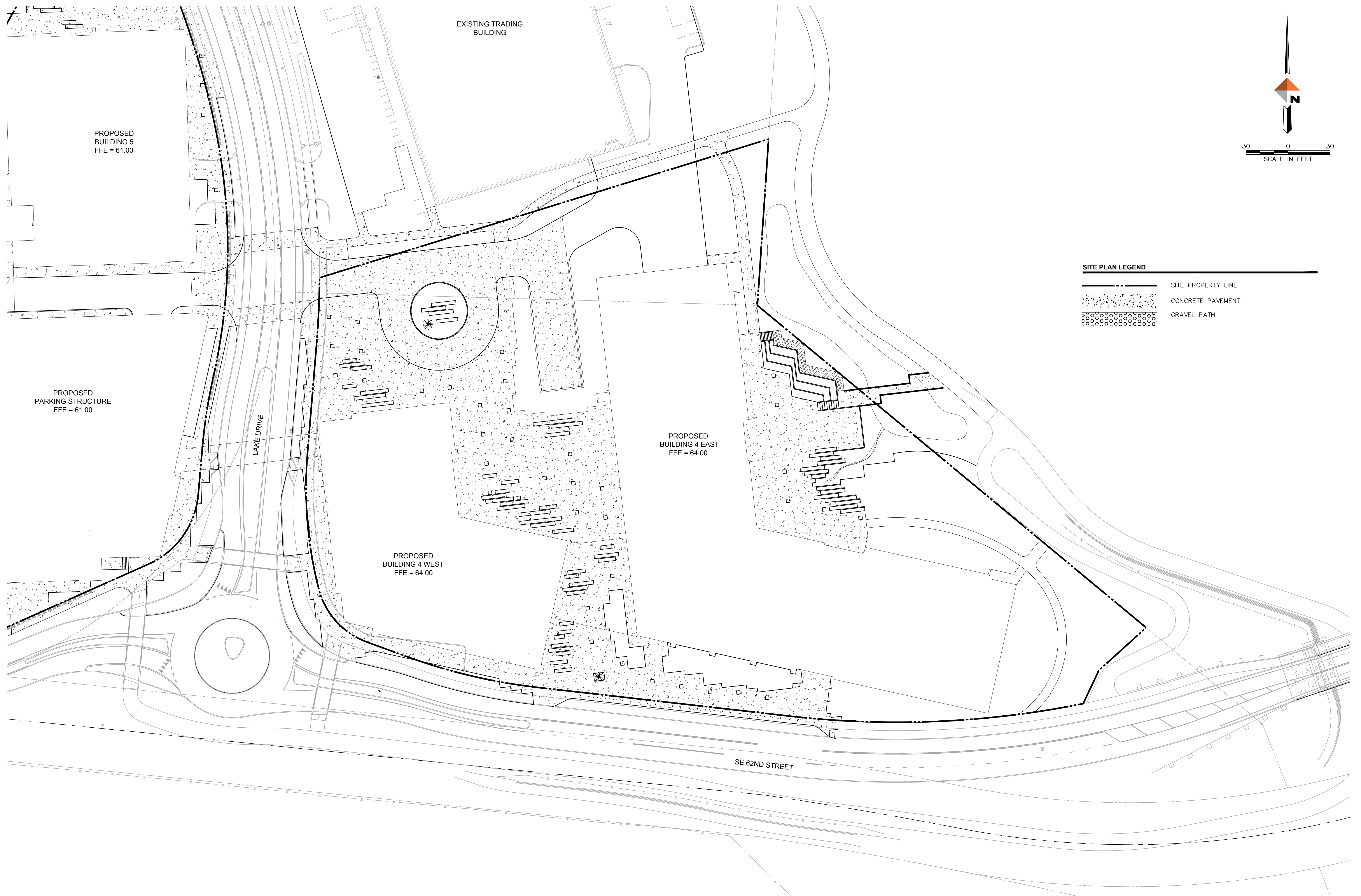
SYMBOL	DESCRIPTION	SIZE	ELEV
1385	D CB	RIM	62.20
	INV E	8"PVC	57.69
	INV S	12"CPEP	57.59
	INV NW	6"PVC	57.59
1386	D CB	RIM	62.01
	INV N	12"CPEP	57.51
	INV E	12"CPEP	57.76
	INV S	18"CPEP	57.46
	INV W	12"CPEP	57.51
	D CB	RIM	60.54
1465	INV E	12"CPEP	57.84
	INV W	12"DI	57.84
	D CB	RIM	60.82
	INV E	12"DI	58.62
1932	D CB	RIM	58.29
	INV S	12"PVC	54.04
	INV W	18"CPEP	53.99
1936	D MH	RIM	57.59
	INV N	12"CPEP	52.29
	INV E	18"CPEP	52.24
	INV S	18"CPEP	52.19
2058	D CB FL	RIM	60.34
	INV NW	12"CPEP	57.04
2059	D CB FL	RIM	60.41
	INV SE	12"CPEP	56.61
	INV NE	12"CPEP	56.56
	D CB FL	RIM	56.55
2229	INV S	15"CPEP	49.40
	INV E	12"CPEP	49.35
	INV N	15"CPEP	49.35
	D CB FL	RIM	56.74
2277	INV SW	12"CPEP	51.84
	D CB	RIM	56.41
2350	INV N	6"PVC	54.91
	INV W	6"PVC	54.86
	D CB FL	RIM	59.47
	INV E	15"CPEP	50.43
2366	INV W	15"CPEP	50.28
	D CB FL	RIM	59.29
	INV S	15"CPEP	50.14
	INV E	15"CPEP	50.09
2367	INV N	15"CPEP	50.04
	D MH	RIM	58.02
	INV S	15"CPEP	49.67
	INV NE	15"CPEP	49.67
2451	INV N	15"CPEP	49.62
	D CB	RIM	57.77
	INV NW	4"HDPE	54.91
	INV S	12"CPEP	54.46
2463	D CB	RIM	57.78
	INV N	12"CPEP	53.93
	INV E	12"CPEP	53.93
	INV S	12"CPEP	53.93
2474	D MH	RIM	57.72
	INV N	12"CPEP	46.71
	INV W	8"DI	47.41
	D INV	12"IP	57.13
2572	D INV	12"IP	57.13
	D SLOT	RIM	50.88
2588	INV	4"	50.55
	D SLOT	RIM	50.86
2589	INV	4"	50.53
	D MH	RIM	51.66
2590	INV NE	12"CPEP	46.16
	NE	OVERFLOW	49.46
	INV SW	12"CPEP	46.16
	D MH	RIM	56.67
2610	INV NE	12"CPEP	46.54
	INV S	12"CPEP	46.54
	D CB	RIM	58.09
2656	INV W	12"CPEP	54.19
	D INV	15"CPEP	53.11
2688	D CB SL	RIM	61.50
	INV SW	4"PVC	60.00
2807	INV SW	6"PVC	58.05
	INV NE	4"PVC	60.65
	INV NE	8"PVC	58.10
	INV NW	12"IP	58.10
2812	D CB FL	RIM	59.51
	INV NE	15"CPEP	52.01
	INV SW	15"CPEP	51.81

SANITARY SEWER TABLE			
SYMBOL	DESCRIPTION	SIZE	ELEV
2368	S MH	RIM	59.74
	INV N	8"PVC	47.99
	INV E	8"PVC	48.04
	INV S	8"PVC	48.04
2390	INV SW	8"PVC	48.04
	S MH	RIM	58.81
	INV NE	8"PVC	48.87
	INV SW	6"PVC	48.87
2699	S VLT	RIM	58.34
	INV W	6"PVC	53.9
2701	S VLT	RIM	58.38
	INV E	6"PVC	53.8


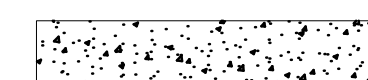



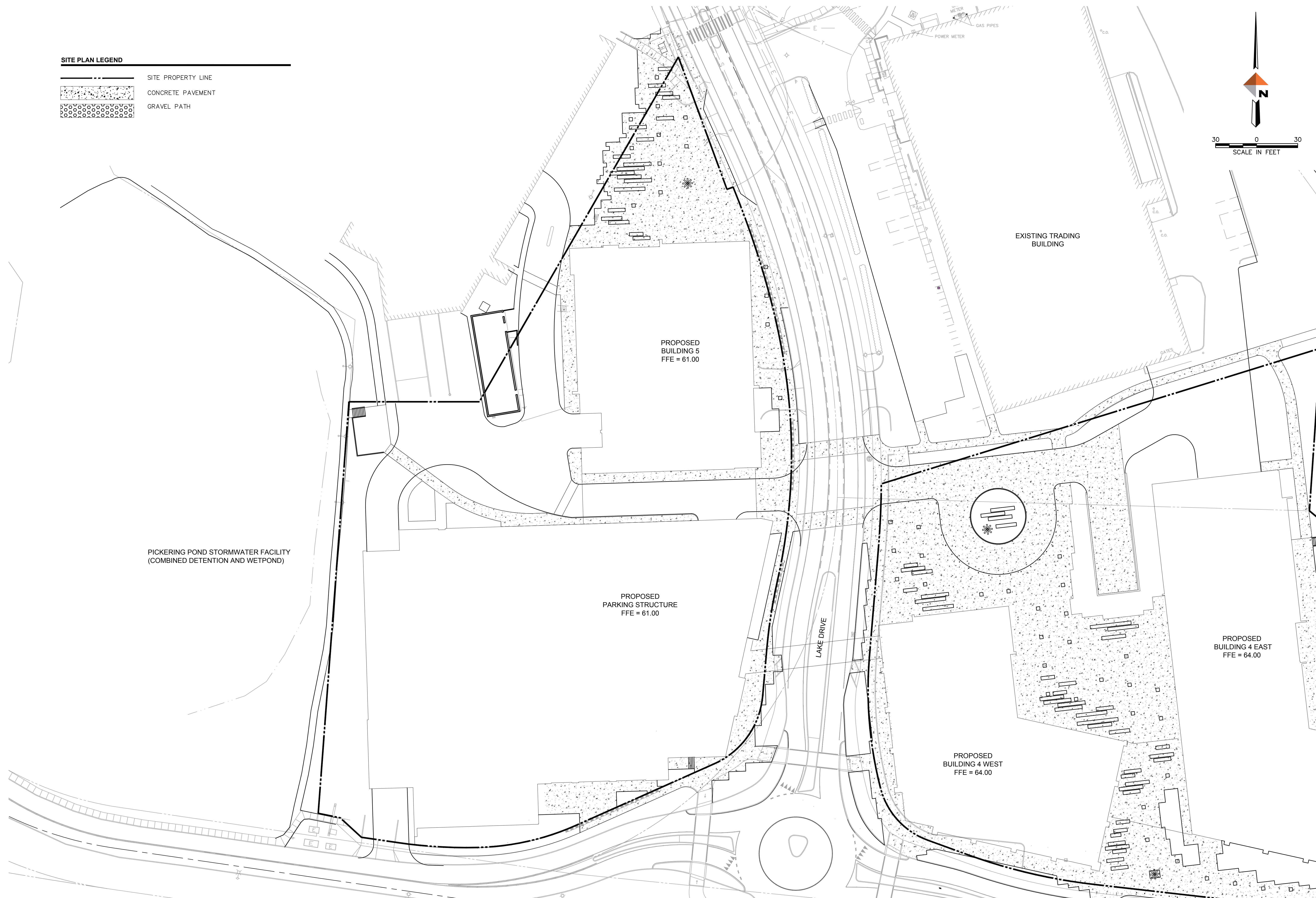
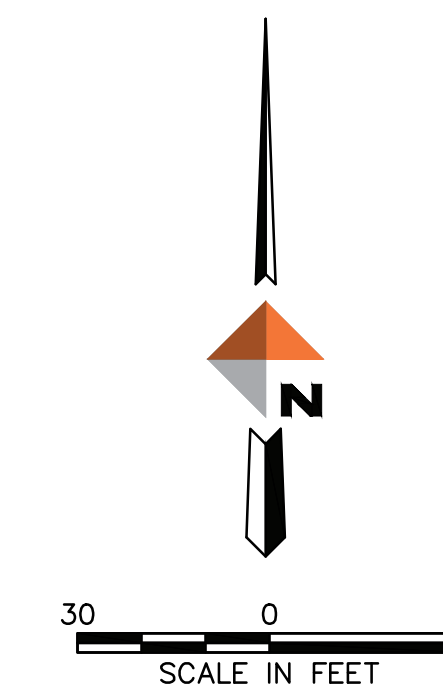
SYMBOL	DESCRIPTION	SIZE	ELEV
[1378]	D CB	RIM	64.15
	INV W	12"CPEP	62.21
[1381]	D SLOT	RIM	62.07
	INV	4"	61.74
[1382]	D SLOT	RIM	62.13
	INV	4"	61.74
[1383]	D CB	RIM	60.11
	INV NE	6"PVC	58.06
	INV W	8"PVC	57.91
[1384]	D CB	RIM	62.89
	INV E	12"CPEP	60.45
	INV W	12"CPEP	60.45
[1385]	D CB	RIM	62.20
	INV E	8"PVC	57.59
	INV S	12"CPEP	57.59
	INV NW	6"PVC	57.59
[1386]	D CB	RIM	62.01
	INV N	12"CPEP	57.51
	INV E	12"CPEP	57.76
	INV S	18"CPEP	57.46
	INV W	12"CPEP	57.51
[1465]	D CB	RIM	60.54
	INV E	12"CPEP	57.84
	INV W	12"DI	57.84
[2058]	D CB FL	RIM	60.34
	INV NW	12"CPEP	57.04
[2807]	D CB SL	RIM	61.50
	INV SW	4"PVC	60.00
	INV SW	6"PVC	58.05
	INV NE	4"PVC	60.65
	INV NE	8"PVC	58.10
	INV NW	12"IP	58.10
[2872]	D CB SL	RIM	61.64
	INV SE	12"CPEP	56.69
	INV NW	12"CPEP	56.54

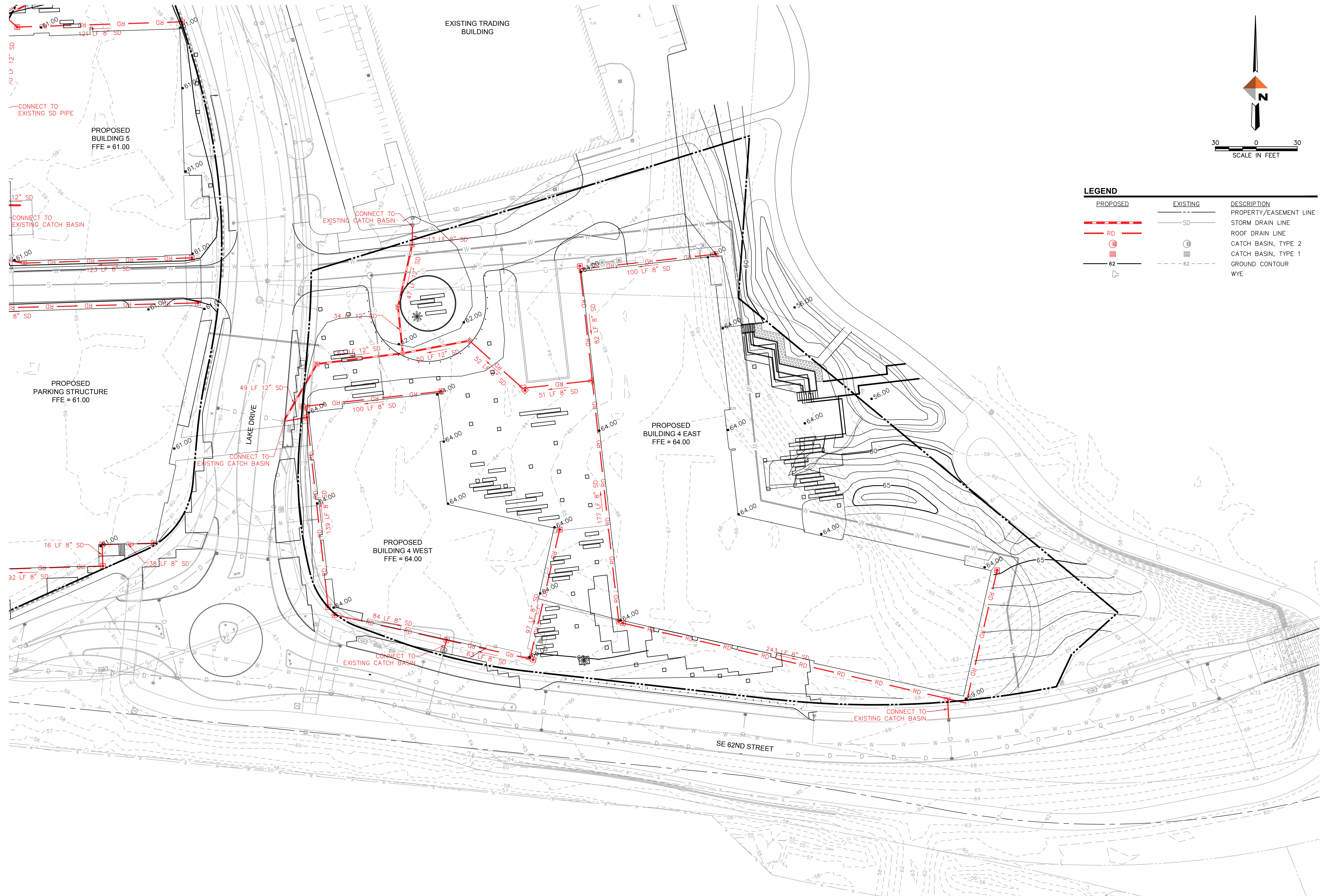
LEGEND	
	SUBJECT PROPERTY BOUNDARY
	PROPERTY LINE (ADJACENT)
	CENTERLINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
	FENCE
	EDGE OF PAVEMENT
	CURB AND GUTTER
	BUILDING AND OVERHANG
	CONCRETE WALL
	STORM DRAIN LINE
	NATURAL GAS LINE
	POWER LINES UNDERGROUND
	SEWER LINE
	TELEPHONE LINE
	COMMUNICATIONS LINE
	WATER LINE
	MINOR CONTOUR LINE
	INDEX CONTOUR LINE
	LUMINAIRE
	LIGHT POLE
	POWER POLE
	GUY ANCHOR
	ELECTRIC MANHOLE
	ELECTRIC VAULT
	ELECTRIC TRANSFORMER
	ELECTRIC METER
	ELECTRIC JUNCTION BOX
	ELECTRIC CABINET
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECT
	IRRIGATION VALVE
	WATER MANHOLE
	WATER VAULT
	WATER BLOW OFF VALVE
	POST INDICATOR VALVE
	GAS VALVE
	GAS METER
	COMMUNICATIONS MANHOLE
	COMMUNICATIONS VAULT
	COMMUNICATIONS PEDESTAL
	TELEPHONE PEDESTAL
	STORM DRAIN CATCH BASIN
	STORM DRAIN MANHOLE
	STORM DRAIN MANHOLE
	STORM DRAIN CLEANOUT
[5461]	STORM STRUCTURE (SEE TABLE)
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
[4644]	SEWER STRUCTURE (SEE TABLE)
	BOLLARD
	SIGN
	DECIDUOUS TREE
	CONIFEROUS TREE
	EASEMENT REFERENCE #



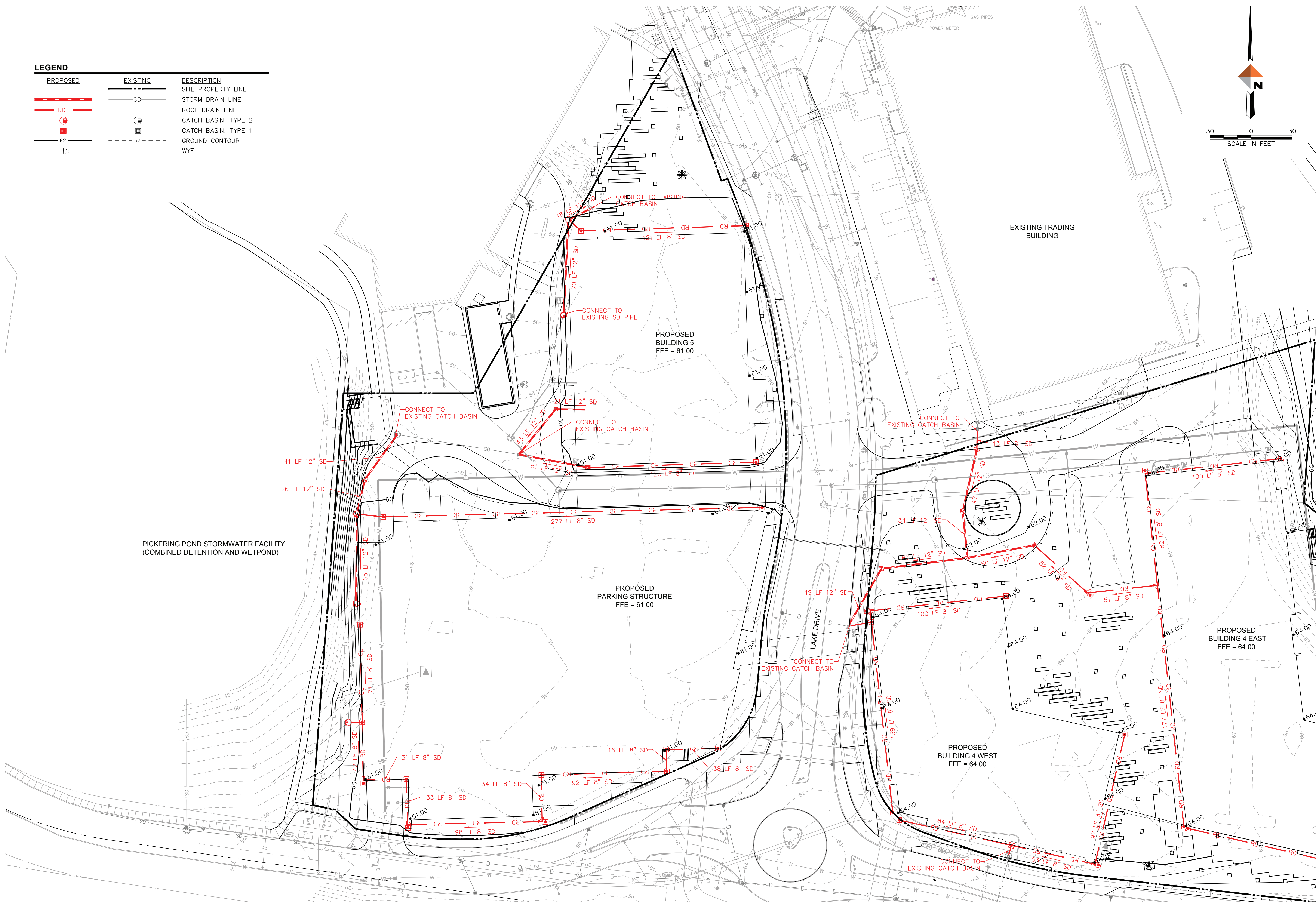
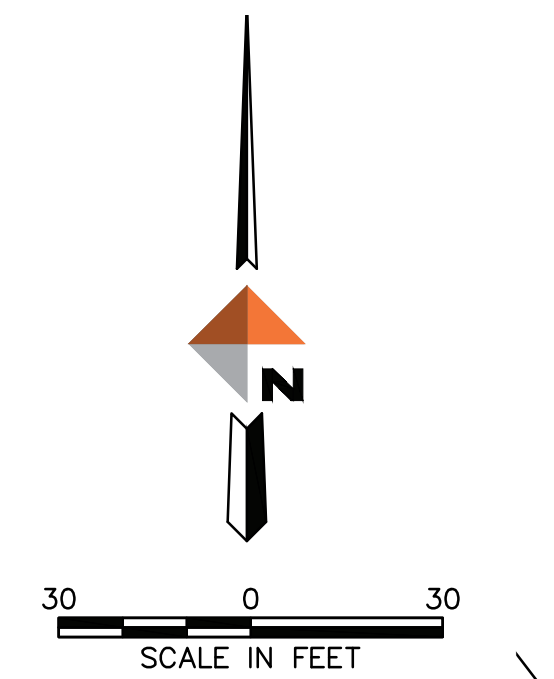
SITE PLAN LEGEND

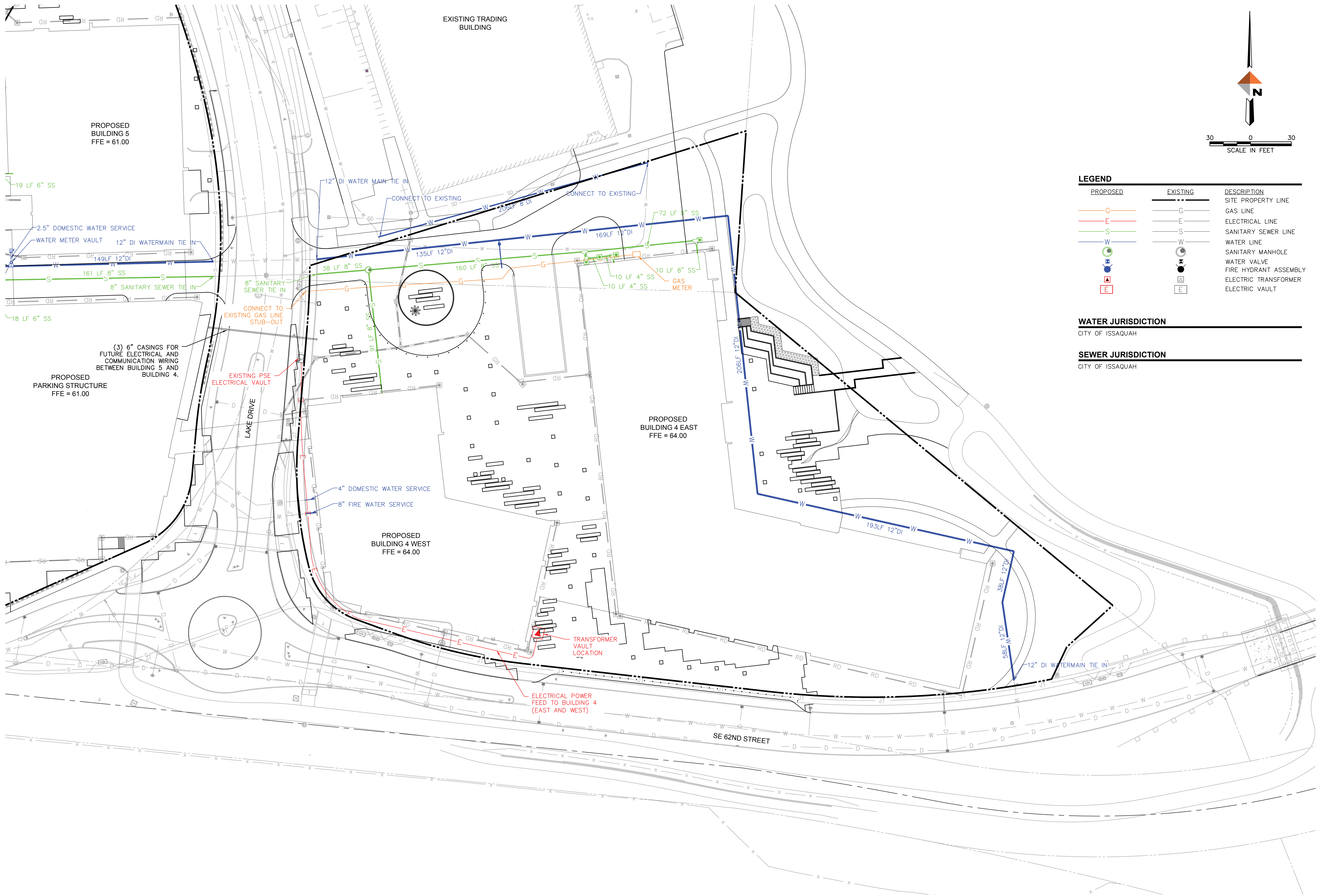
	SITE PROPERTY LINE
	CONCRETE PAVEMENT
	GRAVEL PATH





LEGEND		DESCRIPTION
PROPOSED	EXISTING	
		SITE PROPERTY LINE
		STORM DRAIN LINE
		ROOF DRAIN LINE
		CATCH BASIN, TYPE 2
		CATCH BASIN, TYPE 1
		GROUND CONTOUR
		WYE





LEGEND		DESCRIPTION
PROPOSED	EXISTING	
G	G	GAS LINE
E	E	ELECTRICAL LINE
S	S	SANITARY SEWER LINE
W	W	WATER LINE
		SANITARY MANHOLE
		WATER VALVE
		FIRE HYDRANT ASSEMBLY
		ELECTRIC TRANSFORMER
		ELECTRIC VAULT

WATER JURISDICTION

CITY OF ISSAQUAH

SEWER JURISDICTION

CITY OF ISSAQUAH

